



'BRIARFIELD'

114 KNIGHTLOW ROAD, HARBORNE, BIRMINGHAM B17 8QA

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£995,000

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A beautifully appointed and much improved 6 bedroom detached family home, tastefully modernised, and extended by the current owners, and now extending to some 2,494 sq. ft. (232 sq. m.), whilst benefitting from a most sought after residential location within Harborne.

Location

The house is located on the ever popular Knightlow Road, in a most convenient and desirable residential location, extremely well placed for access to local amenities within both Harborne and Edgbaston. Central Birmingham lies only some 3 miles to the east, whilst access to the Midlands motorway network can be easily found via junction 3 of the M5 which is less than 4 miles away, or via junction 6 of the M6 which is approximately 6 miles distant.

Harborne High Street is located only just over a mile away and offers a range of shops with a Marks and Spencer Food Hall, Waitrose, as well as chemists, greengrocers, butchers, and newsagents, in addition to brasseries, restaurants and coffee shops.

Description

'Briarfield', 114 Knightlow Road is an attractive 1920's detached family home of traditional brick construction predominantly set beneath a pitched tiled roof. The beautifully appointed and well laid out living space is set over 3 levels and extends in all to some 2,494 sq. ft. (232 sq. m.). The property has been much improved, extended and tastefully modernised by the current owners and now provides a wonderful family residence finished to a high level of specification throughout.

Features of note include two excellent formal reception rooms, a superb open plan fitted breakfast kitchen/family room with bi fold doors opening out onto the balcony/decked terrace, recently





installed double glazed windows (by Harborne Sash Windows), and quality modern bathroom/shower room suites. Central heating is gas fired.

On the Ground Floor

A front door with stained glass inserts opens into an entrance vestibule, with further inner door continuing into the central reception hall. The hall has a fine oak floor, and doors radiating off to the two principal reception rooms and breakfast kitchen/family room.

The sitting room (formerly a dining room) has a double glazed bay window to the southeast facing front aspect, fitted full length deep bookcase to the one wall, and a feature Minster style stone fireplace with a gas fire set within. The living room also has a southeast facing aspect, feature inglenook fireplace with a Minster style fireplace surround (gas fire not operational within) and connecting glazed double doors through to the dining conservatory to the rear. The conservatory is currently used as a dining room enjoying fine elevated views and with access out onto the decked terrace/balcony.

The superb open plan breakfast kitchen/family room is perfectly suited for modern everyday living with a quality engineered wooden floor and bi fold doors opening out onto the rear decked terrace/balcony. There is an area suitable as a television/sitting area whilst the main kitchen area has a large island /breakfast bar with quartz worktop, induction hob and double oven/ grill. Other built in appliances include an integrated dishwasher, full length fridge and separate freezer. There are a range of base and wall mounted units, deep quartz work tops, Belfast sink unit with mixer tap, in addition to a useful walk in concealed pantry and drinks cupboard.

A utility/laundry room (more recently converted from the former garage) off the kitchen has matching engineered wood flooring, plumbing and space for a washing machine and dryer, base and wall mounted cupboards, Belfast sink with mixer tap, as well as two full length storage cupboards. There is a cloakroom off (also housing the gas fired central heating boiler), and a door leading to an outside gated side access.

On the First Floor

From the reception hall a staircase continues up to the first floor landing, with doors leading off to the principal bedroom accommodation. The excellent master bedroom has two sets of





French doors opening onto Juliet balconies, providing ample natural light and exceptional outlying views to the rear. There is a fully fitted walk in dressing room and a luxury en suite shower room. There are a further 3 bedrooms on this floor, as well as a newly fitted family bathroom, with oval bath, large walk in glazed shower cubicle with rainfall shower head, WC, and wash hand basin in a vanity unit.

On the Second Floor

A superb loft conversion (carried out in 2014) has added a second floor within the roof space to create 2 additional bedrooms. Bedroom 5 has glazed double doors opening to a Juliet balcony with exceptional tree top views over the garden and beyond. A shower room serves both bedrooms 5 and 6, the latter which could also be used as a study/office.

Outside

The wide brick paved front drive provides ample off road parking for 2/3 cars with a deep set flower bed to the one side. Useful secure side access leads to the rear and joins to a large deck/balcony, with glass balustrading providing a wonderful private seating area with fine outlying views. This area can also be accessed from the dining conservatory and the bi fold doors opening out from the breakfast kitchen/family room.

A staircase leads down on a further brick paved terrace and patio area, beyond which the garden is mainly laid to lawn on two levels and approached from the lower patio by central stone steps and a pathway to the eastern boundary. The garden enjoys a good degree of privacy and is well planted with a wide variety of mature trees, shrubs, and flowering plants.

Located beneath the main decking/balcony and kitchen is a large brick cellar/store ideal for storing garden furniture, golf clubs etc.

General Information

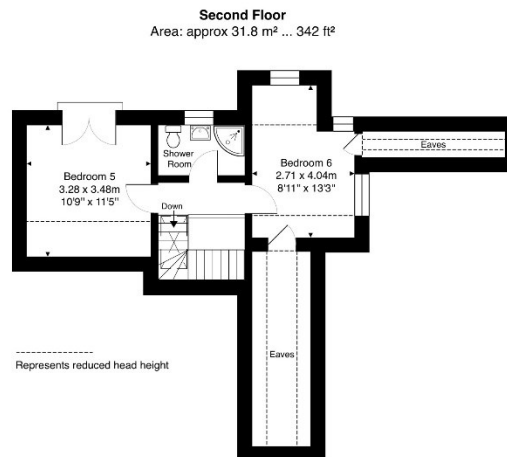
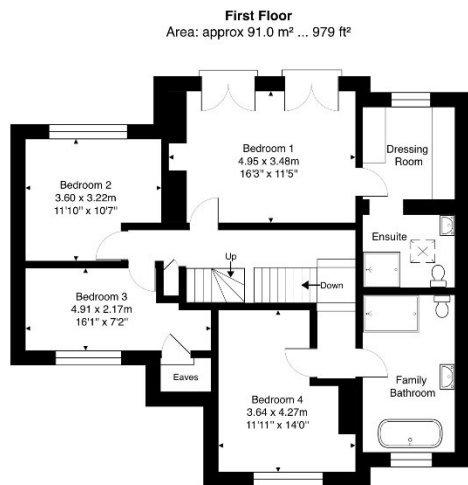
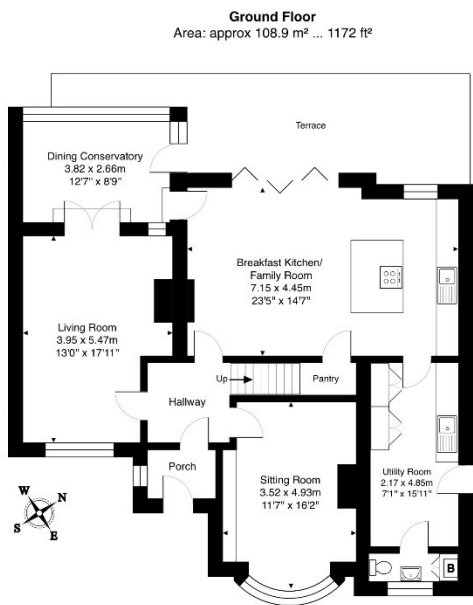
Tenure: The property is understood to be freehold. **The agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.**

Council Tax; Band G

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114 Knightlow Road, Harborne, Birmingham, B17 8QA.

Total Area: approx 231.7 m² ... 2494 ft² (excluding eaves and terrace)

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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