



123 KNIGHTLOW ROAD

HARBORNE, BIRMINGHAM B17 8PX

Robert Powell
RESIDENTIAL SALES & LETTINGS



123 KNIGHTLOW ROAD £975,000

HARBORNE

A fantastic development opportunity to acquire this extensive corner plot which comprises an existing spacious four bedroom detached dwelling with planning permission to build an additional four bedroom detached dwelling within the existing plot.

Situation

The property is situated in this highly regarded location within the Knightlow Park private development, on the doorstep of a children's play area and fitness trail. The property is also within area and fitness trail. The property is also within comfortable reach to the heart of Harborne Village which provides a wealth of highly regarded restaurants, bars and cafes. Key locations which are also within easy reach include Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre all of which have local transport links readily accessible. The range of excellent leisure venues within the area including Birmingham Botanical Gardens, Edgbaston Priory Club and Edgbaston Cricket Ground.

Description

123 Knightlow Road represents a unique opportunity to acquire a rare building plot in addition to the existing four bedroomed house which itself offers some scope for further development. Planning permission has been granted to build an additional four bedroomed detached house to the left hand side of the existing property on a generously sized plot. The current planning documents can be viewed online using Birmingham City Councils online planning portal and search using the planning reference: 2024/00023/PA.

The current four bedroomed dwelling offers approximately 1300sqft of internal accommodation additionally benefitting from off-street parking and a double garage, with scope for possible additional development subject to the relevant planning permissions.

The property is set back away from the road with a driveway suitable for two cars that leads to the

attached garage and property entrance. As you enter you are greeted by an entrance porch-way that leads into a welcoming hallway with cloakroom. There is a large living room with triple aspect windows to the front and rear with sliding patio doors out to the rear garden. An equally spacious refitted kitchen-dining room provides ample space for dining room furniture with a modern breakfast kitchen which includes a breakfast bar area.

The kitchen itself comprises wall and base level units with complimentary work surfaces, and tiled splash back with ceramic sink and drainer. There is an integrated oven with electric hob and extractor fan and a free standing dishwasher. The downstairs is completed with a utility/wet-room providing fridge-freezer, washing machine and tumble dryer with a fully-tiled walk-in shower cubicle.

The upstairs accommodation includes four good sized double bedrooms which all include fitted wardrobes or storage and a partly tiled re-fitted family bathroom suite.

A large garage complete with power and light completes the internal accommodation which also provides access through to the well-maintained and beautifully secluded wrap-around garden, stretching across the side and rear of property.

We have measured the total plot to be in the order of 0.24 acre.

General Information

Tenure: The property is understood to be Freehold.

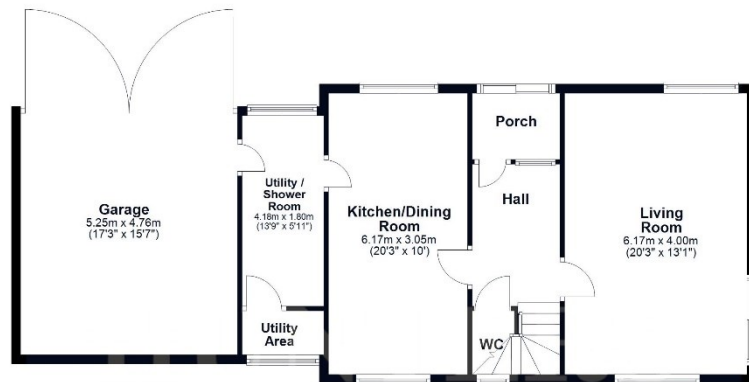
Council Tax: Band F.

Viewing: Strictly by appointment only.



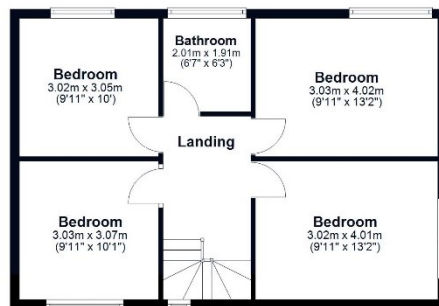
To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Approx. 92.0 sq. metres (990.4 sq. feet)



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

First Floor
Approx. 56.5 sq. metres (608.1 sq. feet)



Existing House Layout

New House Proposed Layout



Ground Floor



First Floor

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

Existing House EPC

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