

# Lodge Road, B93



PROPERTY ADDRESS  
6 Lodge Road  
Knowle  
B93 0HE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Large detached home with three bedrooms and stunning kitchen/diner
- Just off Knowle High Street
- Substantial plot with scope to extend (STP)
- Huge west facing rear garden, which gets the sun throughout the day
- Garage and parking for multiple cars

Entrance Hall – welcoming entrance hall accessed via the timber frame porch. There is a WC and utility with useful counter-top and plumbing for a washing machine.

Study (3.30 x 2.97) - this practical study makes an excellent home office with a window to the side of the property which ensures it is a bright and quiet space. The study has herringbone oak effect flooring and a neutral colour scheme. This versatile room could also be used as a playroom or fourth/guest bedroom.

Living/Kitchen/Dining Room (9.45 x 9.35) – the heart of this incredible family home, with underfloor heating throughout:

Dining Area - this lovely bright dining space benefits from an almost completely glazed rear elevation with large sliding doors leading to the recently laid patio and impressive rear garden beyond. Oak effect herringbone flooring and wall papered feature wall make this a luxurious but welcoming space, perfect for entertaining or family mealtimes.

Kitchen (2.95 x 2.90) - The kitchen has contemporary navy wall and base units, feature tiled splashback and a flecked white quartz worktop. There is also a bespoke island unit also with quartz worktop, perfect for preparing food whilst children do homework up to the breakfast bar or dinner party guests relax with a drink. The island also provides useful additional storage via six deep drawers. There is an American-style fridge/freezer and integrated dishwasher, oven, hob and extractor.

Master Bedroom (4.95 x 3.43) – large double bedroom to the rear of the property with bespoke, integrated wardrobes.

Bedroom Two (4.09 x 3.33) – another good size double bedroom with grey carpet which also overlooks the rear garden.

Bedroom Three (2.59 x 2.41) – a good size third bedroom with grey carpet.

Bathroom - The family bathroom features modern pale grey full height tiling and a contemporary white suite with freestanding bath, walk in shower, toilet and sink with vanity unit.

Garage (4.98 x 2.49) - useful single garage with up-and-over electric door



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and access to the house via an internal door to the living room.

There is scope to extend the property further, subject to the necessary consents.

External - large, private west facing garden which gets the sun throughout the whole day. Having this much outside space is a real selling point for the family market and there is also a newly laid patio and raised seating area at the rear.

At the front of the property, there is a newly tarmacked driveway with space for multiple cars.

Council Tax - Band E