

Trehern Close, B93



PROPERTY ADDRESS
9 Trehern Close
Knowle
B93 9HA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Four double bedrooms, two bathrooms
- Corner plot with scope to extend, subject to the necessary consents
- Large, private, immaculately maintained rear garden
- Garage and driveway parking for multiple cars
- Ideally located for Knowle High Street and local schools (Arden catchment area)

The property is fully double glazed and solar panels generate £2000 per year on the current tariff which is index linked under the current contract until 2037. The iBoost contributes to provide free hot water in the summer.

Entrance Hall – welcoming and spacious entrance hall with oak bannister and Kardean flooring that is continued into the kitchen and dining/family room. There are oak doors throughout.

Reception Room (5.51 x 3.71) – large living room at the front of the property with cream carpet, bay window and feature gas powered 'wood burner'.

Dining Room (6.15 x 4.60) - this lovely light dining space benefits from two sets of patio doors - one sliding, one double opening - leading to the patio and rear garden beyond. Recessed spot lights make this a warm and homely space, perfect for family meals or entertaining.

Study (3.33 x 2.79) - this bright, spacious study makes an excellent home office with dual aspect, including a large window overlooking the immaculately maintained rear garden, which floods the room with natural light. The study has cream carpet, vertical column radiator and a neutral colour scheme. This versatile room could also be used as a playroom.

Kitchen (4.22 x 2.44) - the kitchen has contemporary pale cream wall and base units and a flecked white quartz worktop with matching upstand and splashback. This bespoke kitchen has been cleverly designed for practicality and to maximise the space available – there is a slide out pantry and 'Monte Carlo' style corner units. It also benefits from ample plug sockets, recessed spot lights and a range of integrated Siemens appliances, including: oven, combination microwave, warming draw, dishwasher, induction hob and gas wok burner. There is also a 1 and 1/2 bowl sink, extractor fan and fridge.

Utility (2.79 x 2.39) – very useful utility room with tile effect Kardean flooring, additional worktop space, storage, sink, plumbing for a washing machine and space for a tumble dryer. This also leads to a down stairs toilet and the back door – making this an ideal 'boot room' after a muddy dog walk or kids sport.

There is a useful cupboard under the stairs with a light and a 'half garage' providing further essential storage and a tap. It houses the boiler and inverter for the solar panels.

Bedroom 1 (4.83 x 2.97) – large double bedroom to the rear of the property with bespoke, integrated wardrobes with sliding doors and huge ensuite (which can also be accessed off the landing).

Ensuite – with contemporary full height tiling, toilet, wash hand basin, dual purpose heated towel rail/radiator and walk in shower cubicle with dual thermostatic function, including rain water shower head.

Bedroom Two (5.69 x 3.23) – a second large double bedroom to the front of the property with laminate flooring.



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Bedroom Three (3.69 x 3.51) – another good size double bedroom with built in wardrobe.

Bedroom Four (3.30 x 3.10) – fourth double bedroom to the front of the property with carpet.

Bathroom - The family bathroom features stone coloured full height tiling and a modern white suite with bath, walk in electric shower, toilet and sink.

There is an airing cupboard off the landing and the loft is boarded and benefits from deep insulation, ladder, power and lighting.

Internet Speed - 1130 Mb (with Virgin)

Council Tax Band - F