

# Broadfern Road, B93



PROPERTY ADDRESS  
8 Broadfern Road  
Knowle  
B93 9DD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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		

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- Five double bedrooms
- Spacious family home at nearly 3000 sqft
- Huge rear garden with raised patio
- Fully fitted garden room with wifi
- Sought after location on the Wychwood Estate

Broadfern Road is part of the tree-lined Wychwood Estate, which is perfectly located within walking distance of the High Street where there are a number of independent shops, popular cafes, restaurants and bars. Knowle also benefits from excellent primary and secondary schools that are also just a short walk away. This location is ideal for commuters, with Dorridge Station close by and the midland motorway network within easy reach, via junction 5 of the M42.

Entrance Hall (7.49 x 2.01) – welcoming entrance hall with grey oak flooring and useful under-stair storage cupboard.

Reception Room (6.45 x 3.48) – dual aspect living room with luxurious deep pile carpet and wood burning stove.

Snug (4.17 x 3.05) – second reception room to the front of the property with deep pile grey carpet. This versatile space is currently used as a snug but would work equally well as a play room or large home office.

Dining Room (5.59 x 3.38) - overlooking the landscaped rear garden, the dining room is light and spacious and ideal for entertaining family and friends.

Breakfast Kitchen (6.71 x 5.77) – with Ambiance flooring, a range of white and grey gloss wall and base units, marble effect worktop with breakfast bar, hot water tap, Bosch dishwasher, American-Style fridge/freezer and integrated NEFF appliances, including: double oven, microwave, hob and extractor.

Utility (2.44 x 2.13) - accessed via the kitchen, the utility room provides additional sink and space for storage and laundry facilities.

Shower Room – with toilet, sink and shower cubicle – ideal for after a muddy dog walk or kids sport!

Garage (4.83 x 2.44) – with up and over door, this offers further storage space and the potential for conversion to additional living space, subject to the necessary consents. The garage also houses the combi boiler, which is just two months old.

Master Bedroom (4.32 x 3.63) - the principal bedroom benefits from extensive fitted wardrobes and a 'hidden' ensuite.

Ensuite – with toilet, sink, shower cubicle, underfloor heating and stylish full height tiling.

Bedroom Two (4.19 x 3.35) – large double bedroom to the rear of the property with fitted wardrobe.

Bedroom Three (3.53 x 3.51) - a third double bedroom to the front of the property with fitted wardrobe, grey carpet and sink.

Bedroom Four (4.55 x 2.55) – double bedroom to the front of the property with grey carpet.

Bedroom Five (3.00 x 2.74) – well-proportioned fifth bedroom that would work equally well as a guest bedroom, nursery or home office.

Family Bathroom – with luxurious sunken bath, separate shower cubicle, sink with vanity unit, airing cupboard, full height tiling and under-floor heating.

The first floor of this wonderful home also benefits from a large landing with ample room for a study area and a stunning balcony overlooking the rear garden – the perfect spot to enjoy your morning coffee.



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The loft has been fully boarded and has light and power. It is accessed via a ladder off the landing. There is scope to extend into the loft, as neighbours have done, subject to the necessary consents.

Outside:

Garden- a large landscaped and sunny back garden with full-width, raised patio, mature apple trees and fully fitted garden room (3.84 x 3.84) at the rear with lighting, power and wifi – the ideal place to take in the evening sun and enjoy a BBQ.

Driveway – there is a tarmac drive with parking for multiple cars.