

Trehern Close, B93



PROPERTY ADDRESS
25 Trehern Close
Knowle
B93 9HA

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

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- Five double bedrooms
- Recently renovated throughout
- Two ensuites plus family bathroom
- Walking distance to the High Street
- Arden Academy and Knowle Primary catchment

The impressive entrance hall, finished in neutral tones has tiled flooring, leading to the cloakroom with toilet and wash hand basin.

As you head into the light and spacious kitchen/diner, you are welcomed by the natural light from two sets of patio doors that lead out to the south-facing rear garden. There is underfloor heating, which runs throughout the ground floor, with the exception of the carpeted living room.

This property is not only visually appealing but the layout of each room has been carefully considered and the kitchen is a prime example of this. There is a bespoke island unit with handle-less matt white base units, quartz worktop, gas hob with five burners, deep soft close drawers, remote operated hidden extractor unit and space for a wine fridge!

The rest of the kitchen provides ample wall and base unit storage, finished in a contemporary matt grey which sit beautifully next to the pink tiled splashback. There are two full height fridge/freezers, integrated recycle bins, two ovens with grill function, black swan-neck tap and an integrated dishwasher.

There is space for a large dining table and seating area, which makes an excellent second living room. It is easy to imagine prepping for a summer barbeque or enjoying a family Christmas here or with the patio doors wide open.

There is a useful utility room with additional worktop space, storage, sink, plumbing for a washing machine and space for a tumble dryer. This also leads to the back door, making it an ideal 'boot room' after a muddy dog walk or kids sport.

There is a large living room at the front of the property with feature fireplace, luxurious deep pile carpet and huge bay window. This is the ideal room for entertaining friends or curling up with family to watch a film.

Up the staircase to the first floor, you will find a spacious landing with five double bedrooms, all with oak doors, sunken spotlights, column radiators and bespoke blinds.

The master bedroom has the most amazing ensuite with grey floor and wall tiles, floating vanity unit, back-lit mirror and double shower enclosure with dual shower heads, including rainwater feature.

There are four more double bedrooms on this floor, one of which has ensuite, as well as a family bathroom, which has a blue vanity unit, luxurious free standing bath, back-lit mirror and gold taps with matching towel rail.

The loft has been part boarded and the 'half' garage provides useful additional storage.

The south facing rear garden enjoys the sun all day and benefits from decked patio.

The significant works that have been undertaken by the current owners are not just cosmetic, there is a new roof, gutters, soffits and fascias, which mean the new owners can avoid the unforeseen maintenance costs, often associated with moving house.

There is driveway parking for two cars and this could be extended into the adjoining front lawn, if required.

Trehern Close is perfectly located within walking distance of Knowle Park and 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.



PLEASE NOTE, as this is a recently refurbished property, some of the rooms are still unfurnished. As such, computer generated images of furniture have been used in some of the photos within these particulars. This is just for illustrative purposes to show the space available and how it may be used.

Council tax band - F