

# Trehern Close, B93



PROPERTY ADDRESS  
4 Trehern Close  
Knowle  
B93 9HA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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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- Well presented four-bedroom, two bathroom, detached family home
- Beautifully maintained landscaped rear garden
- Ideally located for Knowle High Street and local schools (Arden catchment area)
- Thoughtfully extended by the current owners but there is still significant scope to extend further and/or re-model \*STNC

The property benefits from a beautifully maintained landscaped rear garden with sleeper bordered Indian Sandstone patio area – perfect for entertaining during the summer months. Although the property has already been thoughtfully extended by the current owners, there is still significant scope to extend further and/or re-model, subject to the necessary consents.

The property briefly comprises of.

Entrance Hall – welcoming and spacious entrance hall tiled throughout and into the kitchen. There is a WC and useful under-stair storage cupboard.

Living room (5.03 x 3.71) – large living room at the front of the property with deep pile grey carpets, bay window and feature fireplace.

Dining Room (3.51 x 3.10) - this bright dining space benefits from French doors leading to the patio and rear garden beyond. Warm and homely space, perfect for family meals or entertaining.

Kitchen (4.62 x 2.84) – u-shaped kitchen with timber wall and base units, chrome handles, black speckled worktop and Belfast sink with swan neck tap. The kitchen also benefits from a tiled floor and stylish white metro tile splash back.

Utility – very useful utility room with carpet tiled floor, additional worktop space, sink, storage and plumbing for a washing machine and tumble dryer.

Bedroom one (4.39 x 3.51) – large double bedroom to the rear of the property with deep pile carpeted flooring and ensuite.

Bedroom two (3.25 x 3.12) – a second large double bedroom to the front of the property with deep pile carpeted flooring.

Bedroom three (2.72 x 2.41) – another good size double bedroom currently being used as a home office with deep pile carpeted flooring

Bedroom four (2.44 x 2.24) – bedroom to the front of the property with deep pile carpeted flooring and built in storage units



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Bathroom - family bathroom with a modern white suite with bath, waterfall shower over bath, toilet and sink.

External – To the front of the of the property is a block paved drive with ample parking, lawn and attached garage. To the rear is a beautifully maintained landscaped rear garden with sleeper bordered Indian Sandstone patio area – perfect for entertaining during the summer months.

Council Tax Band - F