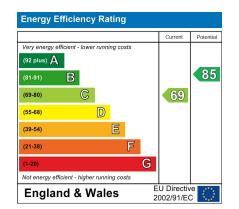
PROPERTY ADDRESS 4 Trehern Close Knowle B93 9HA







Call Us 01215162222 Email Us solihull@vision-properties.co.uk vision

We look at estate agency differently.



- · 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  $(5.03 \times 3.71)$  – 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









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