

HUNTERS®

HERE TO GET *you* THERE



Barcheston Road

Knowle, Solihull, B93 9JR

Guide Price £675,000



Council Tax: G



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LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. There are a wide range of interesting shops, restaurants, plus Knowle is home to an excellent junior and infant school and secondary school, Arden Academy.

Nearby, the village of Dorridge has its own railway station with links to Birmingham and London. Knowle village is also well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. In addition, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

DESCRIPTION

The property is approached over a large double tarmac driveway which could accommodate four cars, to mainly landscaped foregarden with mature shrubs and plants. Paving and steps lead to the front door.

ON THE GROUND FLOOR

ENCLOSED PORCH

Being part glazed and part brick, having ceiling light point, access door to garage and door leading to:

HALLWAY

Having double central heating radiator, open staircase to first floor, double height windows to front aspect, two ceiling light points and doors to Downstairs Cloakroom, Kitchen and Living/Dining Room.

DOWNSTAIRS CLOAKROOM

Having pedestal guest wash hand basin with tiled splashback, close coupled WC, ceiling light point, coving to ceiling and built-in three door cloaks cupboard.

LIVING/DINING ROOM (dual aspect)

23'4" x 20'9" (7.13m x 6.34m)

Lounge area - Having double glazed patio door to rear garden and large double glazed window to front aspect, feature stone fire surround with mantel and hearth having small apertures for decorative ornaments etc (Could be converted to open fire), and two double central heating radiators. Dining area - Having patio door to rear garden and central heating radiator.

KITCHEN/DINER (rear)

13'9" x 11'10" (4.20m x 3.63m)

Having range of built-in drawer, base and wall units, one-and-a-half bowl sink with drainer, all with roll top edge work surfaces, tiled splashbacks and double glazed window to rear. Also, Neff double oven and grill, 4-ring ATAG electric hob, double central heating radiator and space for freestanding fridge/freezer. Glazed door and side window to Porch back door with useful Storage Cupboard off.

UTILITY/LAUNDRY ROOM

14'8" x 7'4" (4.49m x 2.25m)

Having fitted base units with drawers and cupboards having inset stainless steel sink with drainer over, complimentary tiling, space for appliances (washing machine and tumble dryer) double glazed window to side aspect and ceiling light point.

ON THE FIRST FLOOR

Open staircase with wooden handrail leads from the hall up to the first floor landing, having Airing Cupboard and double glazed window to front aspect.

BEDROOM 1 (rear)

13'9" x 11'6" (4.21m x 3.52m)

Having a range of fitted wardrobes with hanging and shelving space to both sides and central dressing table area with mirror. Also coving to ceiling, ceiling light point, telephone socket, central heating radiator, double glazed window overlooking the rear garden and door to En Suite.

EN SUITE BATHROOM (side)

8'10" x 5'8" (2.70m x 1.73m)

Having suite incorporating panel bath with electric shower over, close coupled WC, pedestal wash hand basin. Also, ceiling light point, coving to ceiling, wood effect flooring, double central heating radiator, wall mounted light and opaque double glazed window to side aspect.

BEDROOM 2 (rear)

11'8" x 10'11" (3.57m x 3.34m)

Having two fitted wardrobes - one with hanging and a further one having hanging and shelving. Also, double glazed window to rear overlooking the garden and ceiling light point. coving to ceiling,

BEDROOM 3 (rear)

12'4" x 8'11" (3.77m x 2.72m)

Having built-in wardrobe with hanging space and overhead boxes, double glazed window overlooking the garden, ceiling light point and single panel central heating radiator.

Tel: 01564 770707

BEDROOM 4 (front)

11'6" x 8'3" (3.52m x 2.54m)

Having built-in wardrobe with hanging and shelving plus overhead boxes above inset for bed, single panel central heating radiator, built-in desk and drawer/shelves unit, double glazed window to front aspect

FAMILY BATHROOM (front)

6'5" x 6'5" (1.96m x 1.96m)

Being fully tiled and having three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and close coupled WC. Also, ladder style heated towel rail, vinyl flooring, UPVC double glazed opaque window to front aspect and ceiling light point.

OUTSIDE

DOUBLE GARAGE

18'0" x 14'11" (5.49m x 4.55m)

Housing the wall mounted Worcester gas-fired central heating boiler (two years old), consumer unit, electric door, skylight, gas meter, electric light and power.

REAR GARDEN

Having paved area for entertaining, shaped lawn with borders inset with mature plants and trees. The garden is enclosed by panel fencing and conifer hedge. There is also a timber garden shed, two water butts and a cold frame. Also, garden store for tools etc and paved access to side gate leading to the front of the property. There is also an outside light.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all

interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



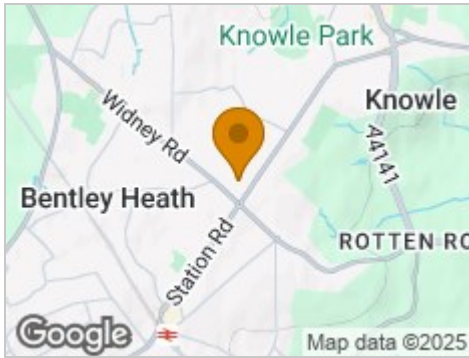
Road Map



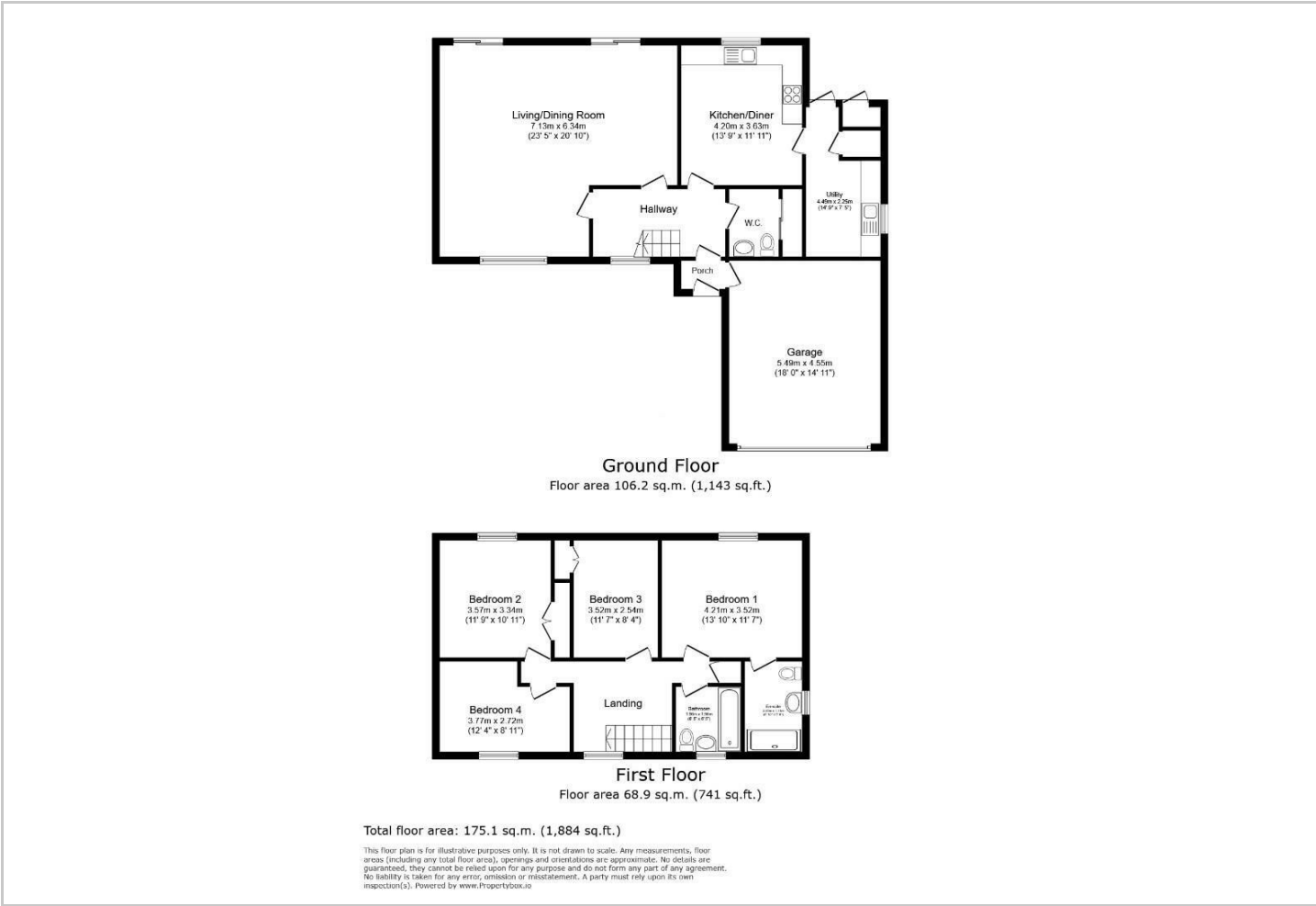
Hybrid Map



Terrain Map



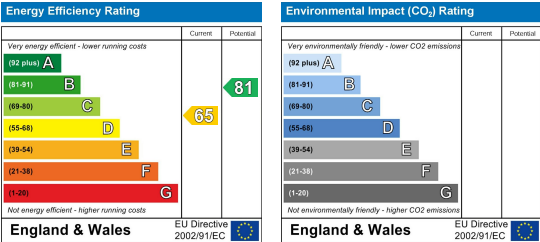
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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