



Barcheston Road, Knowle

Guide Price £610,000





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this delightful four bedroom detached property offering a superb opportunity for extension or redevelopment subject to necessary planning permission and is located on a highly sought after road of Knowle within a short distance from all local schools and amenities. The property is set behind a wide tarmac driveway providing parking for multiple vehicles and is accessed via a welcoming entrance hallway with a guest toilet. The ground floor accommodation is made up of:- a spacious living room benefiting from an abundance of natural light; separate dining room with conservatory over looking the rear garden and a fitted kitchen leading through a large double garage. The first floor consists of four generously sized bedrooms all serviced by a family bathroom. Outside the property enjoys a beautiful lawn rear garden with patio seating area. To view this excellent family home call Xact Homes today on 01564 777284.





## PROPERTY 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. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is 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. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: F

Tenure: Freehold



- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning
- Living Room & Separate Dining Room
- Fitted Kitchen
- Large Principal Bedroom
- Double Garage
- Lawn Rear Garden
- Early Viewing Essential



**ENTRANCE HALLWAY**

**GUEST WC**

**LIVING ROOM**

16' 9" x 12' 2" (5.10m x 3.70m)

**DINING ROOM**

14' 3" x 10' 2" (4.35m x 3.10m)

**CONSERVATORY**

8' 2" x 9' 4" (2.50m x 2.85m)

**KITCHEN**

14' 3" x 10' 4" (4.35m x 3.15m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

16' 11" x 11' 2" (5.15m x 3.40m)

**BEDROOM TWO**

13' 5" x 8' 8" (4.10m x 2.65m)

**BEDROOM THREE**

11' 6" x 7' 1" (3.50m x 2.15m)

**BEDROOM FOUR**

9' 6" x 7' 5" (2.90m x 2.25m)

**BATHROOM**

7' 5" x 5' 11" (2.25m x 1.80m)



## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

27' 1" x 7' 10" (8.25m x 2.40m)

### **SOUTH WESTERLY FACING GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens dishwasher, all carpets, all curtains, all blinds, all light fittings and greenhouse.

### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

Any freestanding wardrobes.

### **ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers.

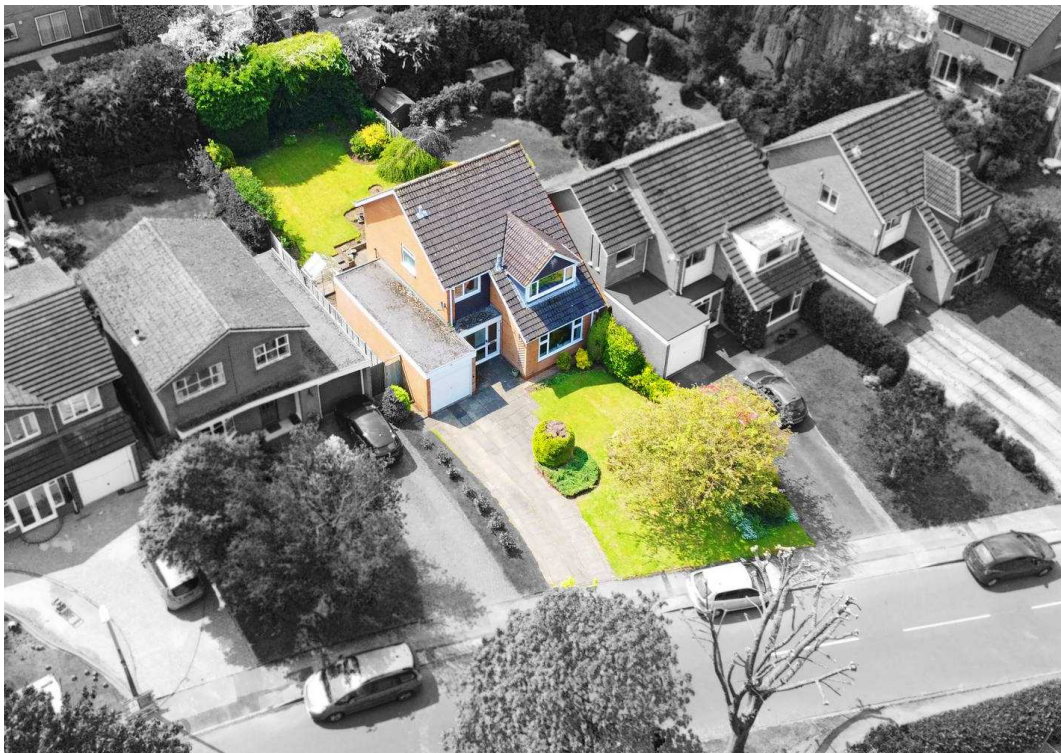
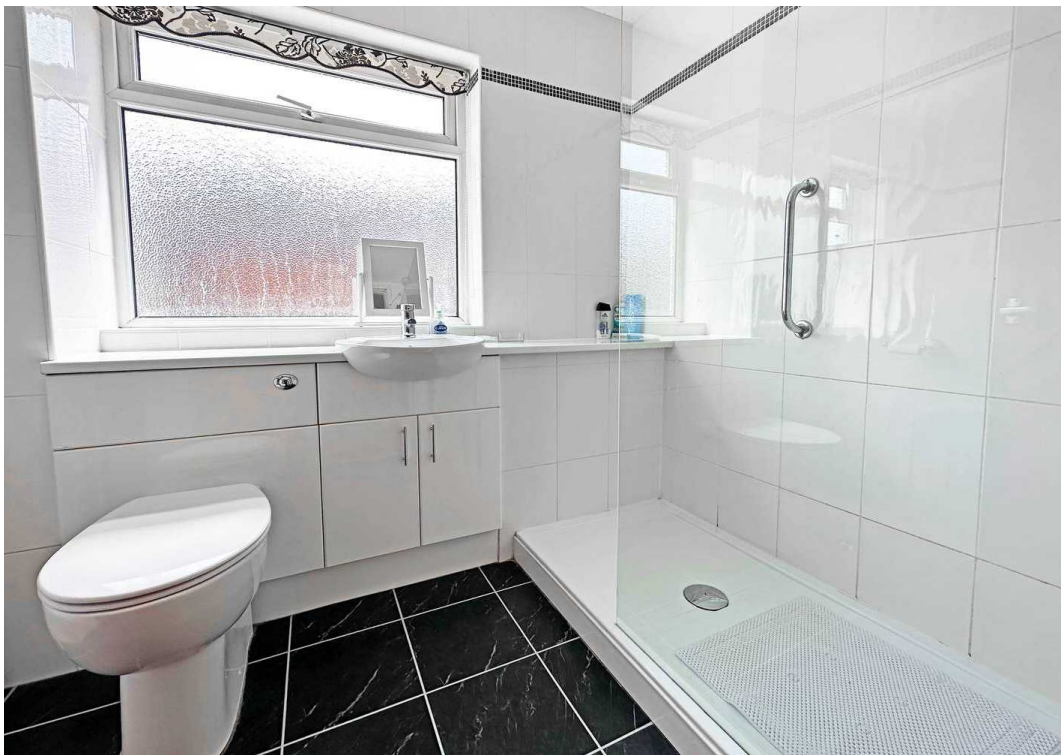
Broadband: BT. Loft Space: partially boarded with lighting.

### **MONEY LAUNDERING REGULATIONS**

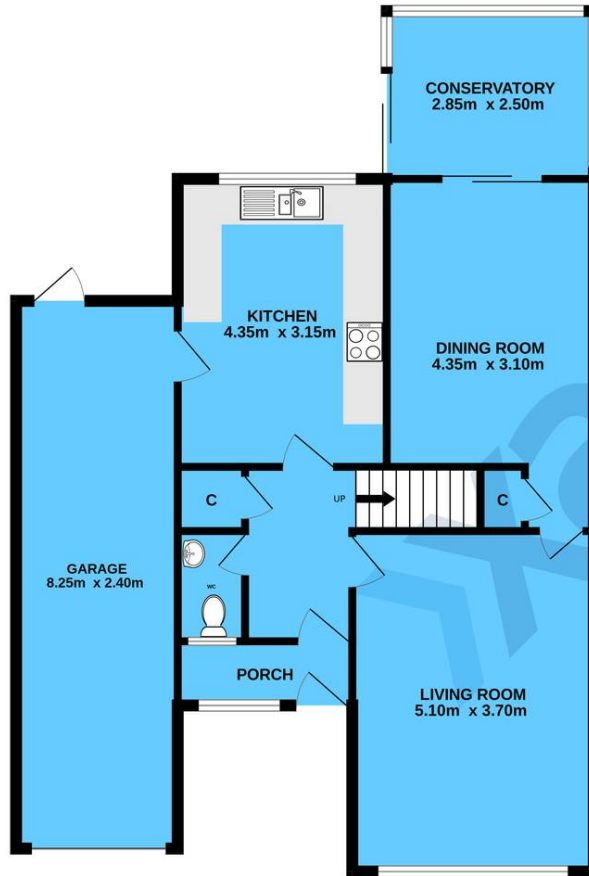
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

### **DISCLAIMER**

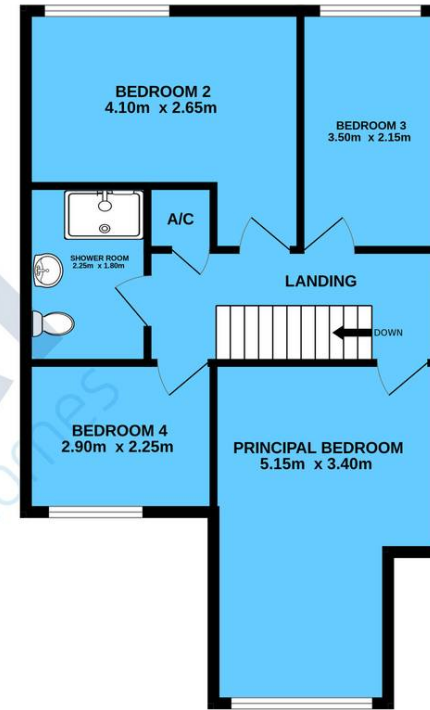
The vendor of this property is an employee of Xact.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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