

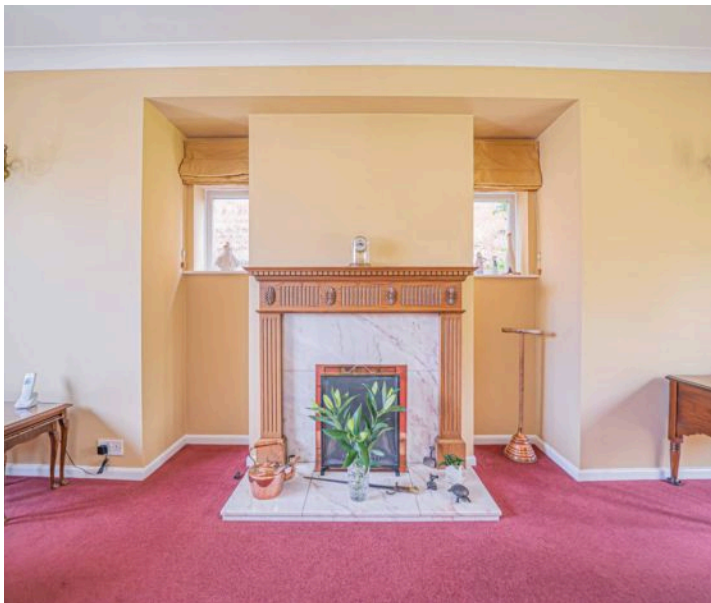


**Broadfern Road, Knowle**

Guide Price **£895,000**







## PROPERTY OVERVIEW

Introducing a rare opportunity to acquire an exceptional family home in the sought-after locale of Knowle, this illustrious four bedroom detached property presents a blank canvas for those with an eye for potential. Boasting a highly advantageous absence of upward chain, this residence offers an enticing prospect for those seeking a modernised family abode with the potential for extension, subject to necessary planning permissions. Nestled within a prestigious road, this home embraces a superior outlook with its large south-facing rear garden offering both privacy and vast potential for outdoor enhancements, making it a true haven for outdoor enthusiasts and entertaining. The property is elegantly positioned behind a sizeable driveway that generously allows for ample parking and leading to two convenient garages, ensuring both practicality and security for the discerning resident. Upon entering, the property unveils its spacious interior with two reception rooms including a dual aspect living room and dining room complemented by a well-equipped breakfast kitchen and an additional utility space. The versatility and layout of this property cater to various lifestyle needs, providing ideal spaces for both entertaining guests and relaxing with loved ones.





Upstairs, the property presents four generously sized bedrooms, including the principal bedroom with its own ensuite bathroom, offering a private sanctuary for the homeowner. The family bathroom acts as a central point, catering to the needs of the remaining family members or guests. Beyond the confines of the property, its significant advantage lies within its location within the Arden Academy catchment area, enhancing the desirability and future growth potential for prospective buyers. Embracing contemporary living in a prestigious setting, this property in Knowle offers a compelling proposition for discerning buyers seeking to curate their ideal family haven amidst a prestigious postcode and promising surroundings.

- Benefitting From No upward Chain
- Four Bedroom Detached Property Located In A Highly Sought After Road Of Knowle
- Outstanding Scope For Extension (STPP) And Modernisation
- Large South Facing And Private Rear Garden
- Set Behind A Large Driveway Providing Ample Parking With Two Garages
- Two Reception Rooms Plus Breakfast Kitchen And Utility
- Four Bedrooms Including Principal With Ensuite And Family Bathroom
- A Rare Opportunity To Purchase An Outstanding Family Home
- Set Within Arden Academy Catchment Area





#### 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



**PORCH**

**HALL**

**WC**

**LIVING ROOM**

21' 4" x 12' 0" (6.50m x 3.66m)

**DINING ROOM**

12' 8" x 12' 0" (3.86m x 3.66m)

**BREAKFAST KITCHEN**

12' 0" x 8' 10" (3.66m x 2.69m)

**UTILITY ROOM**

8' 8" x 7' 7" (2.64m x 2.31m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 8" x 12' 4" (3.86m x 3.76m)

**ENSUITE**

8' 10" x 6' 7" (2.69m x 2.01m)

**BEDROOM TWO**

12' 0" x 11' 2" (3.66m x 3.40m)

**BEDROOM THREE**

12' 0" x 10' 2" (3.66m x 3.10m)

**BEDROOM FOUR**

8' 10" x 8' 6" (2.69m x 2.59m)

**BATHROOM**

5' 11" x 5' 9" (1.80m x 1.75m)

**SEPARATE WC**





## **OUTSIDE THE PROPERTY**

### **GARAGE ONE**

15' 11" x 9' 2" (4.85m x 2.79m)

### **GARAGE TWO**

14' 9" x 7' 7" (4.50m x 2.31m)

### **TOTAL SQUARE FOOTAGE**

165.4 sq.m (1780 sq.ft) approx.

### **PRIVATE REAR GARDEN**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

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

Integrated oven, integrated hob, extractor, dishwasher, garden shed, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.



#### **INFORMATION FOR POTENTIAL BUYERS**

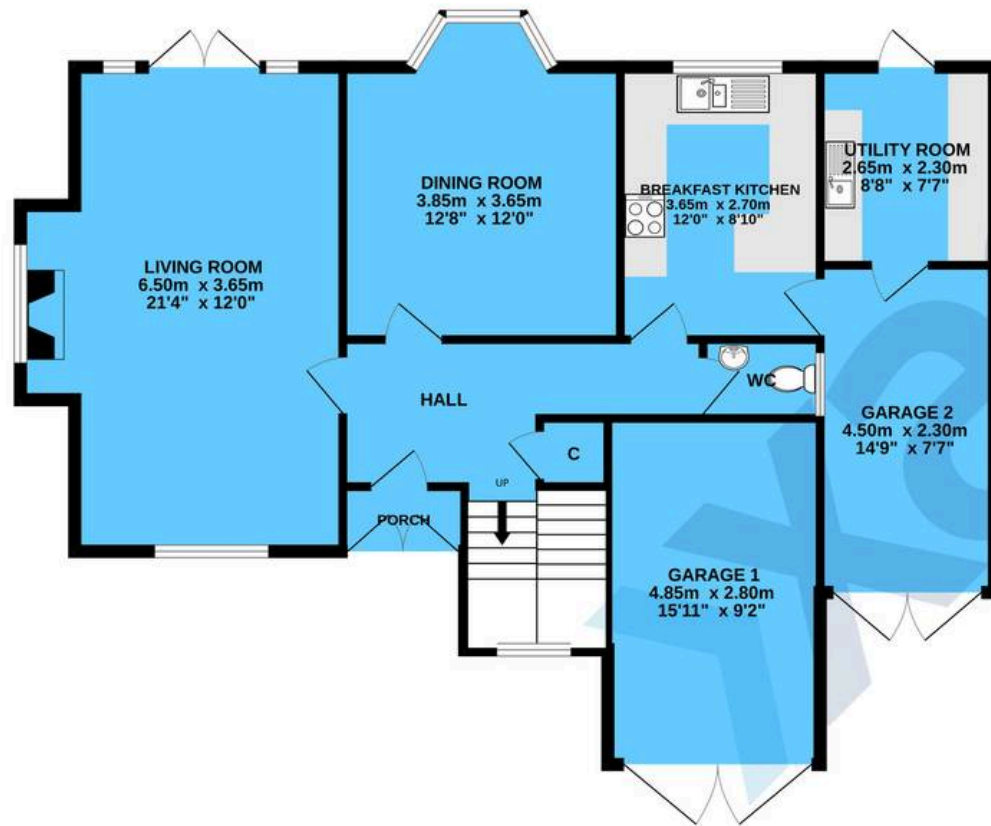
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



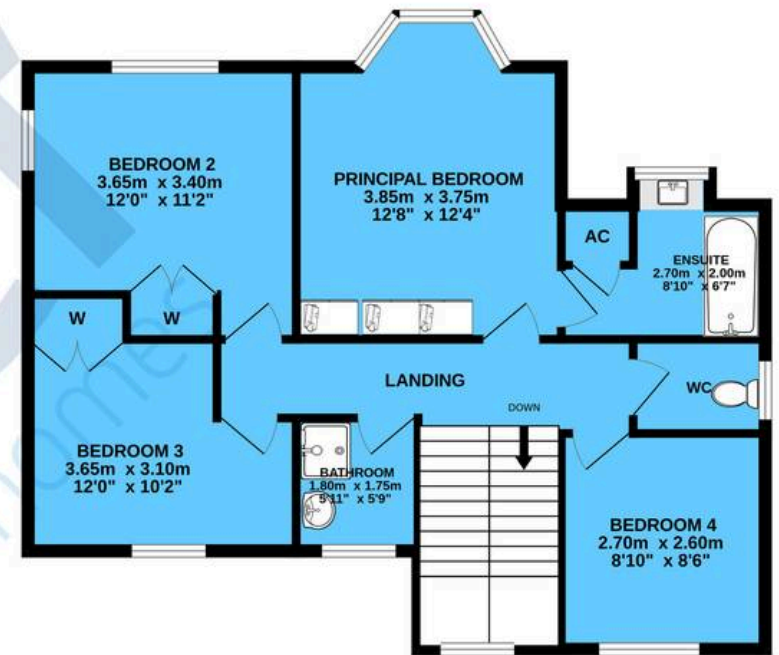




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 165.4 sq.m. (1780 sq.ft.) approx.

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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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