



Knightlow Road, Harborne, Birmingham, B17 8QA

- Extended Detached Family Home
- Excellent Location on Knightlow Road in Close Proximity to Harborne High Street
- Beautifully Secluded and Large Rear Garden
- No Upwards Chain
- Four Double Bedrooms
- Open Plan Kitchen Breakfast/Dining Room
- Excellent Links to QE Medical Complex and Birmingham University
- EPC Rating - D

Offers In The Region Of £775,000



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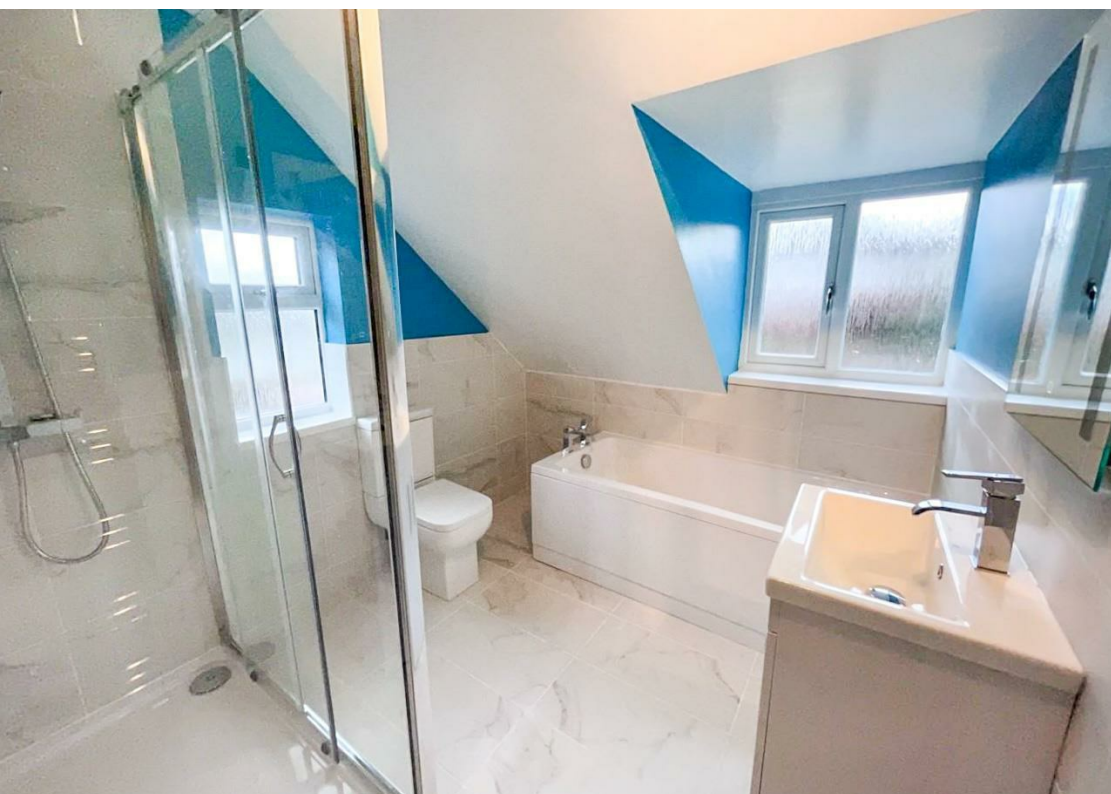
DESCRIPTION

A immaculately presented executive detached family home situated within this prime residential location in Harborne. This exclusive residence has already undergone a two storey extension to provide a fourth double bedroom and includes a wonderful open-plan kitchen breakfast room overlooking the large rear garden. ****No Upwards Chain****

Set back from the road via a flagstone driveway and benefits from gas central heating and double glazing throughout, the property internally comprises a centrally positioned entrance vestibule and hallway, a guest cloakroom, front and rear reception rooms and an the open plan kitchen breakfast room with separate utility to the rear of the property. The upstairs accommodation provides four double bedrooms completed with a bathroom suite and separate toilet. The property is completed with a secure integral garage, perfect for storage and a beautifully maintained and secluded garden to the rear.

The property is just around the corner from the picturesque Harborne Walkway which provides a scenic route linking Harborne Village and the area of Edgbaston Reservoir, this sought after location is renowned for its convenient access to an array of key locations including Queen Elizabeth Medical Complex, Birmingham City centre and Birmingham University. For those relying on the motorway network they have the options of the M6, M40 and M42 via M5, Junction 1 around four miles away. Harborne Village Centre is in very close proximity providing a vast array of local shops, award winning restaurants and bars, along with a fantastic cafe culture. A number of local outstanding Ofsted rated schools are also in the local vicinity.



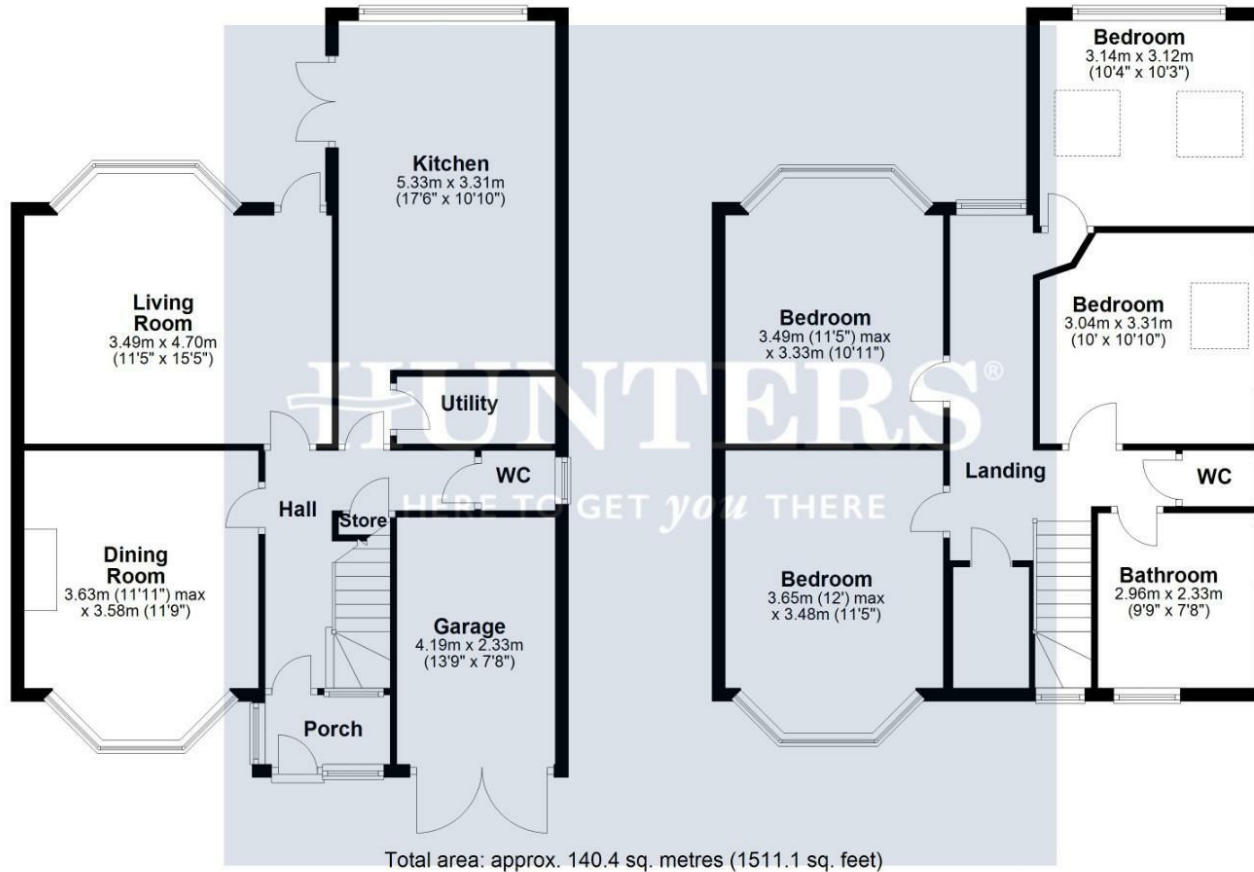


Ground Floor

Approx. 70.5 sq. metres (758.7 sq. feet)

First Floor

Approx. 69.9 sq. metres (752.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
 Plan produced using PlanUp.

142 Knightlow Rd, Birmingham

Viewings

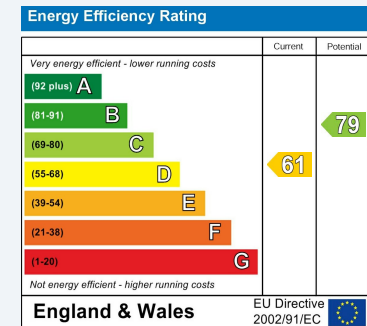
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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