45 Barcheston Road, B93 9JU

Sale Price of £725,000

Love
Property Co.

45 Barcheston Road, Knowle, Solihull, B93 9JU

Tenure - Freehold
EPC Rating – C
Council Tax Band - E

Love Property Co are pleased to offer this stunning three or four bedroom detached property with attention to detail and fully refurbished throughout to a very high standard extended 1430.0 sq. ft (132.9 sq. meters) B93 property that is situated within the esteemed Arden Academy catchment area.

Upon entering the property, you are greeted by a lovely entrance hallway with Amtico flooring that leads to a cosy carpeted lounge complete with Gazco reflex 75t gas fire and Devonshire stone surround and a study leading to a wc with morrocan style basin. The beautiful open plan be-spoke kitchen/dining living room has integrated high-end appliances and Quooker tap, central island with sit ups and cupboards under and quartz worktops. Next to the kitchen is the utility with plumbing for a washing machine and space for a tumble dryer with storage cupboards and a sink

Offering versatile living arrangements, the ground floor is home to a study/ bedroom, providing convenience and functionality for occupants of all ages. Meanwhile, the first floor with its attractive stairs with imposing be-spoke chandelier boasts an additional three bedrooms, master with en-suite and built in wardrobes and bedroom three with built in wardrobes and a family bathroom, ensuring privacy and comfort for all residents.

The property benefits from a private mature and lawned garden and a large sized decorative slabbed patio with shed perfect for those who appreciate outdoor living and al fresco dining.

The property's location within the sought-after Arden Academy catchment area adds further appeal. Renowned for its academic excellence and high standards, the academy offers exceptional educational opportunities for families with school-aged children, making this property an attractive choice for families looking to secure a bright future for their loved ones.

PROPERTY MEASUREMENTS:

LOUNGE
11' 11" X 12' 9" (3.64m x 3.88m)

KITCHEN/DINING/FAMILY ROOM
19' 2" X 9' 9" (5.84m x 2.98m)

UTILITY
8' 10" X 7' 11" (2.70m x 2.42m)

STUDY/BEDROOM FOUR (GROUND FLOOR)
9' 5" X 7' 4" (2.87m x 2.24m)

WC
3' 6" X 6' 8" (1.06m x 2.04m)

BEDROOM ONE (FIRST FLOOR)
11' 11" X 12' 4" (3.64m x 3.76m)

EN-SUITE (FIRST FLOOR)
5' 2" X 5' 2" (1.58m x 1.57m)

BEDROOM TWO (FIRST FLOOR)
8' 10" X 12' 4" (2.69m x 3.76m)

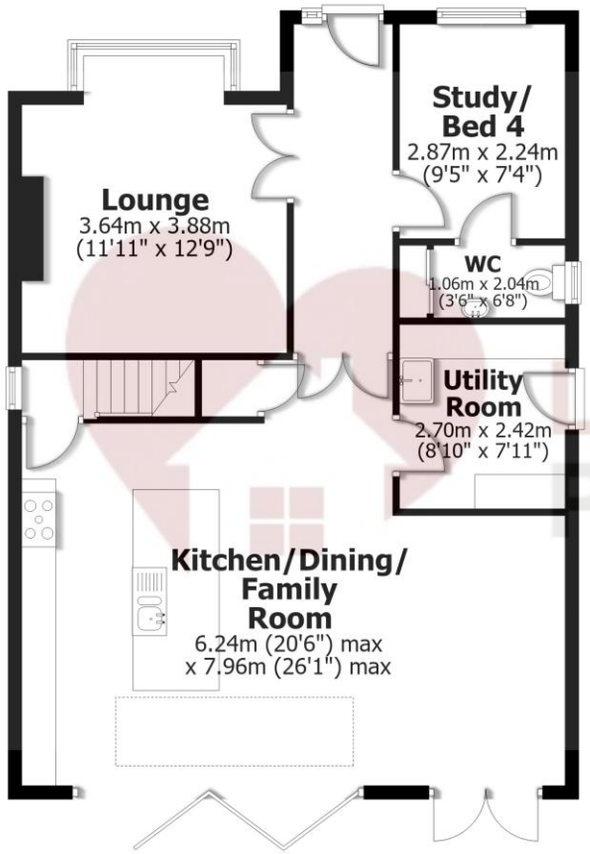
BEDROOM THREE (FIRST FLOOR)
8' 10" X 9' 8" (2.69m x 2.94m)

FAMILY BATHROOM (FIRST FLOOR)
8' 2" X 5' 10" (2.50m x 1.78m)

TOTAL SQUARE FOOTAGE
1430.0 sq. Feet (132.9 sq. Metres) approx.

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.

Ground Floor
Approx. 84.8 sq. metres (913.1 sq. feet)



First Floor
Approx. 48.0 sq. metres (517.0 sq. feet)

Total area: approx. 132.9 sq. metres (1430.0 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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