



34 Barcheston Road, B93 9JS

Sale Price of £695,000



**Love
Property Co.**

34 Barcheston Road, Knowle, Solihull, B93 9JS

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

Love Property Co are pleased to offer this must be viewed to be appreciated extended, beautifully presented well maintained 1,801.3 sq. ft (167.3sq. metres) property offering four bedrooms, study and large kitchen/dining/family room with integrated appliances and benefits from a private, well established garden with patio area and off-road parking for multiple vehicles with a single garage.

The large hallway provides access to all downstairs rooms including kitchen/dining/family room, lounge, study, wc study and garage.

To the first floor there are four bedrooms, with the master bedroom and bedrooms two and three with built in wardrobes. There is a modern family shower/bathroom and a good-sized landing providing access to the boarded loft with ladders and light and airing cupboard with additional radiator.

Externally the private well maintained, well stocked shrubbed garden is lovely and is mainly laid to lawn with hedges and has a patio area at the top of the garden and a shed and an outside tap. The block paved driveway has parking for multiple cars with a single garage.

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.



PROPERTY MEASUREMENTS:

KITCHEN

8' 9" x 15' 11" (2.66m x 4.86m)

DINING/FAMILY ROOM

16' 6" x 30' 5" (5.04m x 9.26m)

LOUNGE

22' 1" x 10' 11" (6.73m x 3.33m)

STUDY

9' 0" x 7' 5" (2.74m x 2.27m)

WC

6' 5" x 7' 5" (1.95m x 2.27m)

BEDROOM ONE

12' 1" x 9' 10" (3.68m x 3.01m)

BEDROOM TWO

8' 11" x 10' 11" (2.73m x 3.33m)

BEDROOM THREE

10' 5" x 8' 6" (3.18m x 2.58m)

BEDROOM FOUR

9' 5" x 7' 5" (2.88m x 2.26m)

FAMILY BATHROOM

6' 1" x 6' 9" (1.85m x 2.05m)

GARAGE

15' 5" x 8' 0" (4.70m x 2.44m)

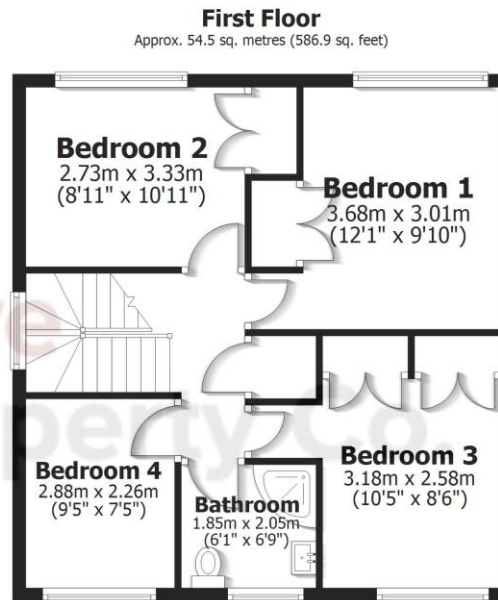
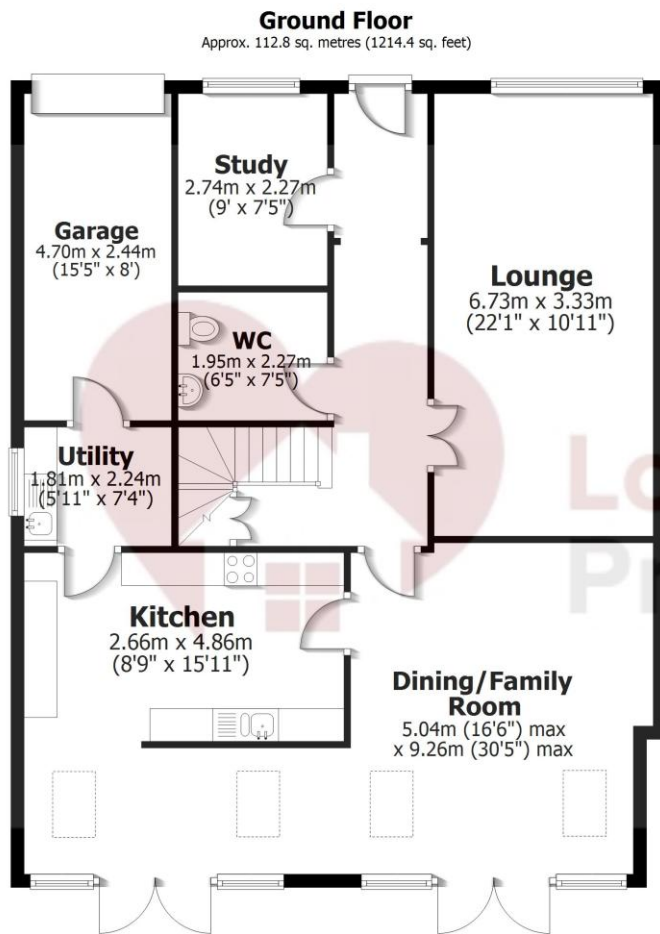
TOTAL SQUARE FOOTAGE

1801.3 sq. Feet (167.3 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.





Total area: approx. 167.3 sq. metres (1801.3 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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Love
Property Co.