Knightlow Road, , Birmingham, B17 8PY

- Immaculate Detached Home Positioned in Popular Harborne Location
- Superbly Located for Access to Harborne High Street
- Potential to Further Extend to the Rear Subject to Relevant Planning Permissions
- In Close Proximity to QE Medical Complex and Birmingham University
- Four Generously Sized Double Bedrooms
- Driveway and Integral Garage
- Fantastic Landscaped Garden with Home Office and Timber Gazebo
- EPC Rating - D

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Offers In The Region Of £825,000

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A wonderfully presented detached family residence situated within this prestigious location within Harborne. The property is set back from the road and provides just under 1500sqft of internal accommodation combining extensive contemporary living whilst retaining plenty of original character, including a fantastic extended breakfast kitchen and luxury garden room/home office in the beautiful south facing rear garden.

The property is set back away and elevated from the street with a private driveway for two cars and a decorative front garden and side access. As you enter the property, beautiful traditional stained glass with characterful solid wood doors lead into a welcoming hallway which provides the staircase to the first floor and access to a ground floor cloakroom with WC. There are traditional front and rear reception rooms that are both generously sized and include wonderful stone fireplaces and fitted storage and shelving, with the rear reception room including a marble hearth and conventional log burner inset and leading out to the rear garden.

A modern and historically extended re-fitted breakfast kitchen includes under floor heating and comprises wall and base level units with complimentary worktops and matching island with breakfast bar, including integrated oven, induction hob and microwave oven, with space for all other additional freestanding kitchen appliances.

The upstairs accommodation provides a light and airy landing space with access to a partly boarded loft and into four generously sized double bedrooms. These include a large master bedroom with fully tiled en-suite shower room comprising WC, wash hand basin and walk-in shower cubicle with under floor heating. There are fitted wardrobes into the second bedroom, and completing the internal accommodation is a fully tiled bathroom comprising WC, vanity sink unit, large bath with separate rainfall shower and built in storage.

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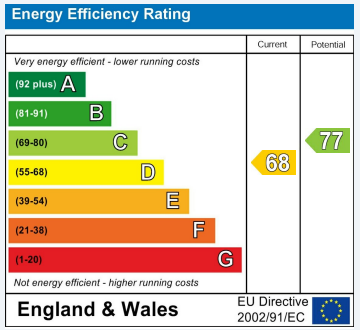
To the outside, a beautifully landscaped south facing rear garden offers the perfect outside space for children and families with a secure fence perimeter, comprising patio and lawn areas with mature flowerbeds and a timber barbeque kitchen and gazebo with outdoor heating. A luxury multi-functional garden room/home office comes fully insulated with heating, electric and internet connection with further storage and offers fantastic additional use detached from the main residence. The integral garage provides an electric remote controlled door, and houses the central heating boiler and EV charging point, perfect for additional storage.

This wonderful family home is situated in this highly desirable locality just around the corner from Knightlow Park which provides a green landscape on the doorstep including a children's play area and fitness trail. The property is also within comfortable reach of the heart of Harborne Village which provides a wealth of award winning restaurants, bars and a superb cafe culture. Key locations which are within close proximity includes Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre all of which have local transport links readily accessible. The range of excellent leisure venues within the area includes Birmingham Botanical Gardens, Edgbaston Priory Club and Edgbaston Cricket Ground, with the area also renowned for its excellent school catchment.

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.

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.

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