



## Knightlow Road

Harborne, Birmingham, B17 8PX

Offers In The Region Of £950,000



- Executive Modern Detached Residence in Knightlow Park Development
- Extended Open Plan Living Quarters at the Rear
- Just Under Two Years NHBC Warranty Remaining
- Excellent Transport and Access Links to QE Medical Complex, Birmingham University and City Centre
- Four Double Bedrooms all with Fitted Wardrobes
- Popular Location in Close Proximity to Harborne Village Centre
- Driveway and Double Garage with EV Charging Point
- EPC Rating - B

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An immaculately presented and extremely spacious executive detached residence located within the highly regarded Redrow Development in Harborne. This upgraded family home provides fantastic open-plan living quarters, with four generous double bedrooms and a double garage and driveway. Within close proximity of Harborne Village High Street and the excellent local school catchment.

Nestled within this quiet sought-after cul-de-sac, the property includes efficient double glazing, gas central heating and high specification fixtures and luxury upgrades throughout. The property is set back behind a decorative front fore-garden with a mature hedgerow, the block paved driveway leads to the double garage and property entrance with an EV charging point included.

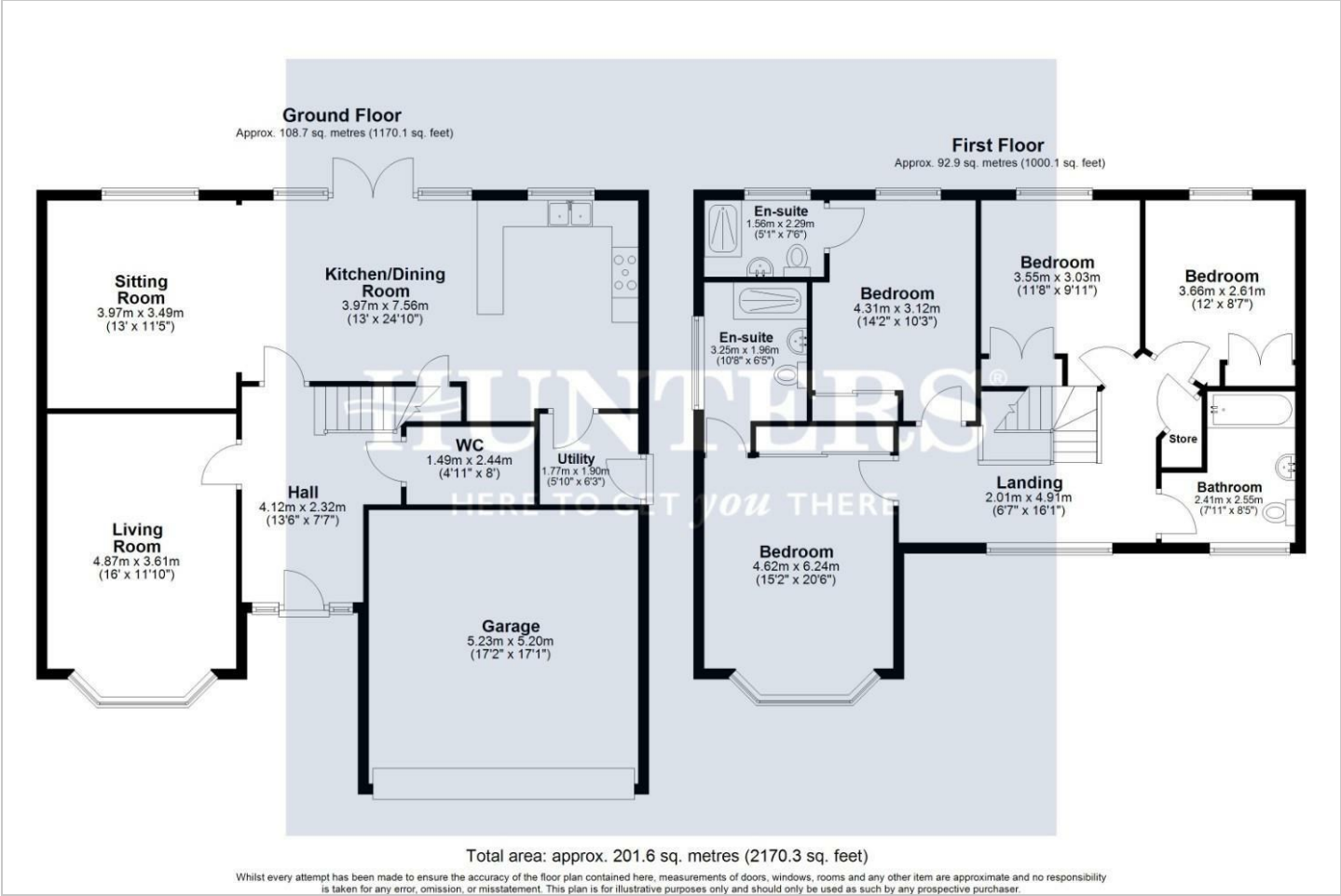
As you enter the composite entrance door you come into a welcoming hallway with porcelain tile flooring that continues throughout the open-plan living to the rear of the property, with a staircase to the first floor and access to the guest cloakroom with WC and wash hand basin. To the front is a lovely separate reception room with bay window. Towards the rear of the property are wonderful open-plan living quarters that stretch across the entire width of the property to provide a luxury integrated kitchen with separate dining and lounge areas whilst overlooking and providing access to the landscaped rear garden, a fantastic space which is great for the entertainment of guests and family. The kitchen area comprises wall and base level units with 'Granite' worktops including matching up-stand and breakfast bar area, there is an integrated oven and grill with large gas hob and extractor unit and additionally an integrated dishwasher and large fridge-freezer. A separate utility room provides side access, with additional work surfaces and sink unit and space and plumbing for washing machine and tumble dryer.

To the first floor, the upstairs accommodation provides a large gallery landing area with views over the property frontage, and provides access into four generously sized double bedrooms all of which include fitted wardrobes. The master bedroom includes a fully tiled wet-room which comprises WC, wall mounted sink unit and a level threshold walk-in shower cubicle with rainfall shower. In addition there is another en-suite off the second bedroom to include WC, wall mounted sink unit and walk-in shower cubicle. Completing the internal accommodation is a further contemporary family bathroom suite with WC, wall mounted sink unit and bath with separate shower.

Outside at the rear is a superbly maintained garden area, with a patio across the back and a garden seating area, with large lawn area and mature borders and fenced boundary.



Floorplan



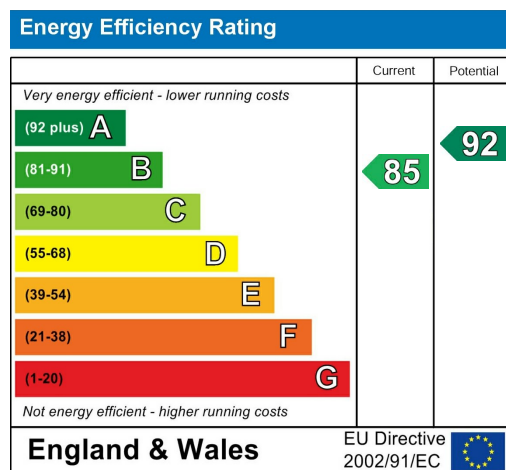








## Energy Efficiency Graph

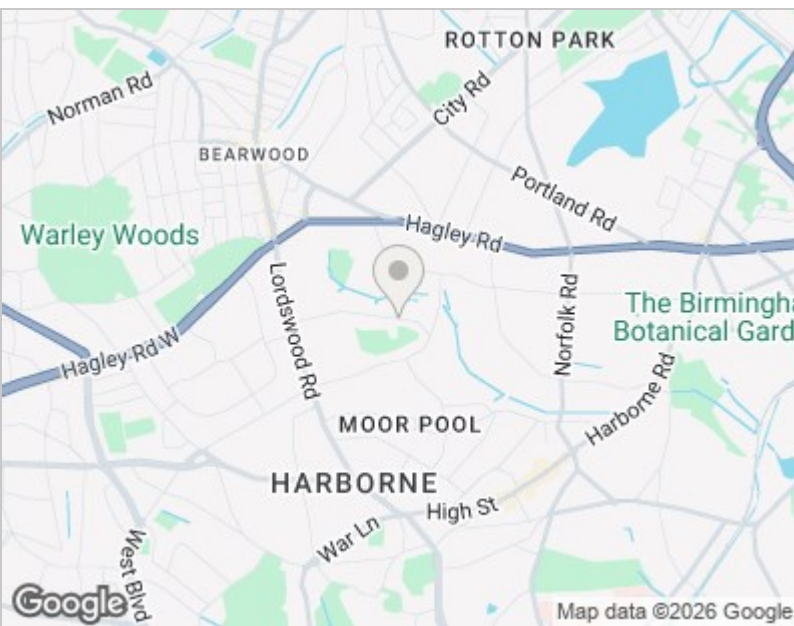


## Viewing

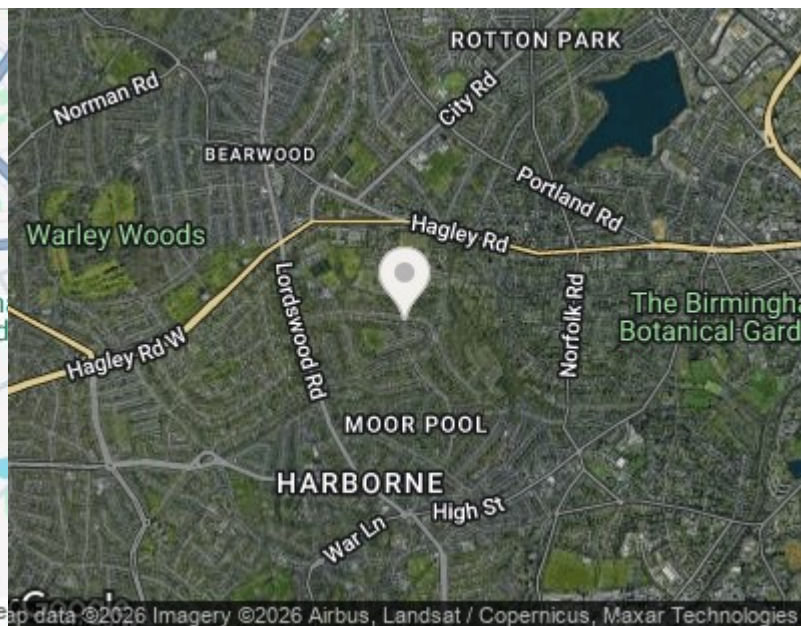
Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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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