



MCHUGO
HOMES

Knightlow Road, Harborne B17 8QA



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Property Description

Positioned on the desirable Knightlow Road within Harborne, this impressive five-bedroom detached residence offers generous accommodation throughout, complemented by charming traditional features and an exceptional rear garden setting.

The property is introduced via a large and welcoming entrance hallway, enhanced by beautiful stained glass windows which add character and a strong sense of heritage upon arrival. The ground floor provides a versatile arrangement of living space, including a spacious living room, formal dining room and separate breakfast room, creating an ideal layout for both entertaining and day-to-day living. The adjoining kitchen offers further potential to create a superb open-plan family space if desired, while the overall footprint of the home provides excellent flexibility for modern family requirements.

Upstairs, the property comprises five well-proportioned bedrooms, all offering comfortable accommodation with plenty of natural light. A family bathroom serves the first floor, alongside the added convenience of two separate WC's.

Externally, the home continues to impress with a driveway to the front leading to a garage, providing ample off-street parking and storage. A standout feature is the expansive rear garden - a tranquil and beautifully established outdoor space filled with mature flowers, shrubbery and lawned areas, alongside additional planting space creating a peaceful and private setting rarely found.

Combining character, scale and exceptional outdoor space, this is a wonderful opportunity to acquire a distinguished family home within one of Harborne's most established residential locations.

Area

Knightlow Road is situated within a sought-after Harborne location, just off Lordswood Road and ideally positioned for access to the excellent amenities of Harborne High Street. The area is well known for its mix of independent cafés, popular restaurants and everyday shopping facilities, including Marks & Spencer Foodhall and Waitrose, all contributing to Harborne's vibrant community feel.

The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all within easy reach, while Birmingham city centre is readily accessible via strong road and transport links. The nearby A38 also provides convenient access to the M6 motorway network and Birmingham International Airport.

Families are exceptionally well catered for with a number of highly regarded schools nearby, including Harborne Primary School and Lordswood Girls' School, alongside respected independent and secondary schools across Edgbaston, such as The Priory School and the King Edward Foundation Schools.

Leisure facilities are plentiful, with Harborne Pool & Fitness Centre, and Harborne Golf Club close by, while the Botanical Gardens, Martineau Gardens and Winterbourne Gardens offer attractive green spaces within a short journey.

Approach

Brick paved driveway, shrubbery to borders, up and over garage door and front door with canopy over leading to:

Hallway

Traditional stained glass windows to front elevation, carpeted, radiator, stairs to first floor, two wall light points, power points, understairs storage and doors to:

Living Room

Fireplace with mantle surround, carpeted, double glazed bay window to front elevation, ceiling light point, ceiling coving, radiator and power points.

Dining Room

Double glazed bay window to rear elevation, carpeted, fireplace, radiator, power points, ceiling light point, two wall light points and ceiling coving.

Breakfast Room

Integrated Bosch oven, four ring gas hob, ceiling light point, ceiling coving, radiator, power points, carpeted, wall and base units and double glazed window to rear elevation.

Kitchen

Integrated appliances of AEG microwave, double oven, fridge and freezer, ceiling spotlights, wall and base units, four ring gas hob with AEG extractor fan above, sink with drainage area, power points and radiator. Tiled flooring, tiling to walls, double glazed window to rear and side elevation, double glazed obscure window and double glazed door leading to lean to.

Lean To

Provides storage, access to front and rear of property, power points, wall light point and doors to garage and:

WC

Low-level WC and ceiling light point.

Landing

Traditional stained glass window to side elevation, carpeted, radiator, wall light points, loft hatch for access to loft and doors to:

Bedroom One

Carpeted, double glazed window to front elevation, fitted wardrobes with sliding doors and mirror frontage, ceiling light point, radiator, power points and wash hand basin.

Bedroom Two

Carpeted, double glazed window to rear elevation, ceiling light point, radiator, power points and fitted wardrobe with sliding doors.

Bedroom Three

Carpet, double glazed window to rear elevation radiator ceiling lightly fitted storage and power points.

Bedroom Four

Carpeted, double glazed window to front elevation, fitted wardrobe with sliding doors, radiator, ceiling light point, wash hand basin and power points.

Bedroom Five

Carpeted, double glazed window to front elevation, ceiling light point, radiator and power points.

Bathroom

bath with handheld shower hose above, wash hand basin within vanity unit, built-in storage, double glazed obscure window to side elevation, wall mounted heated towel rail and ceiling light point.

WC

Double glazed obscure window to rear elevation, part tiling to walls, low-level WC and ceiling light point.

Garage

Used for storage, houses 'Worcester' boiler, fuse board, ceiling light point, door leading into lean to and up and over garage door.

Garden

Large garden, with patio area, beautiful flower beds with steps leading laid to lawn, further space leading to mature shrubbery, creating a peaceful and tranquil space and fences to borders.

Further Details

Tenure: Freehold

Council Tax Band: G

EPC: TBC

Utility supply, rights and restrictions:

Broadband: FTTP

Electricity supply: Mains supply

Sewerage: Mains supply

Water supply: Mains supply

Other information

Construction materials: Brick

Roof material: Tile

Disclaimer

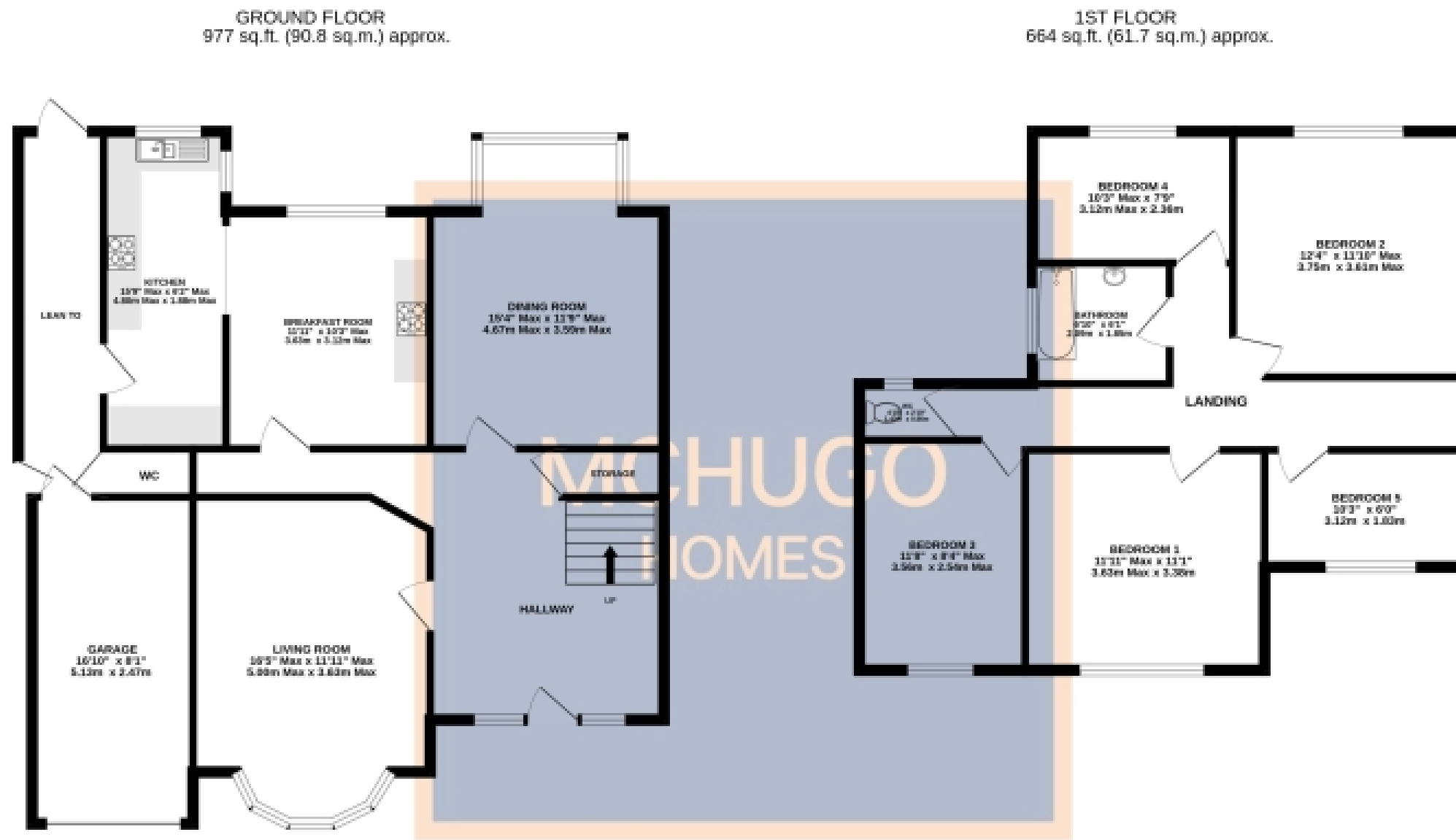
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









TOTAL FLOOR AREA : 1641 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- Detached home
- Five bedrooms
- No upward chain
- Harborne location
- Traditional features
- Breakfast room
- Two reception rooms
- Garage
- Large Driveway
- Expansive garden

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