



66 Barcheston Road, B93 9JT
Sale Price of £650,000



**Love
Property Co.**

66 Barcheston Road, Knowle, Solihull, B93 9JT

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

Love Property Co are pleased to offer this well presented well maintained 1456.8 sq. ft (135.3sq. metres) property offering four bedrooms, kitchen 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 within a quiet cul-de-sac with planning consent to extend and being sold with NO CHAIN.

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

To the first floor there are four bedrooms, with the master bedroom and bedrooms three and four with built in wardrobes/storage.

There is a modern family shower/bathroom and a good-sized landing providing access to the part boarded loft with ladders and light.

Externally the private well maintained, well stocked shrubbed garden is mainly laid to lawn and has two patio areas including at the top of the garden and a shed.

Tarmac 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 (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London.



PROPERTY MEASUREMENTS:

KITCHEN

15' 2" x 9' 7" (4.62m x 2.91m)

UTILITY

8' 8" x 8' 10" (2.63m x 2.70m)

DINING ROOM

18' 0" x 10' 2" (5.48m x 3.11m)

LOUNGE

16' 4" x 12' 2" (4.97m x 3.72m)

WC

5' 2" x 3' 8" (1.58m x 1.11m)

BEDROOM ONE

9' 11" x 13' 1" (3.03m x 3.98m)

BEDROOM TWO

10' 8" x 10' 2" (3.26m x 3.11m)

BEDROOM THREE

7' 6" x 9' 9" (2.28m x 2.98m)

BEDROOM FOUR

10' 0" x 6' 11" (3.04m x 2.11m)

FAMILY SHOWER ROOM

5' 5" x 10' 2" (1.65m x 3.11m)

GARAGE

19' 3" x 8' 10" (5.88m x 2.70m)

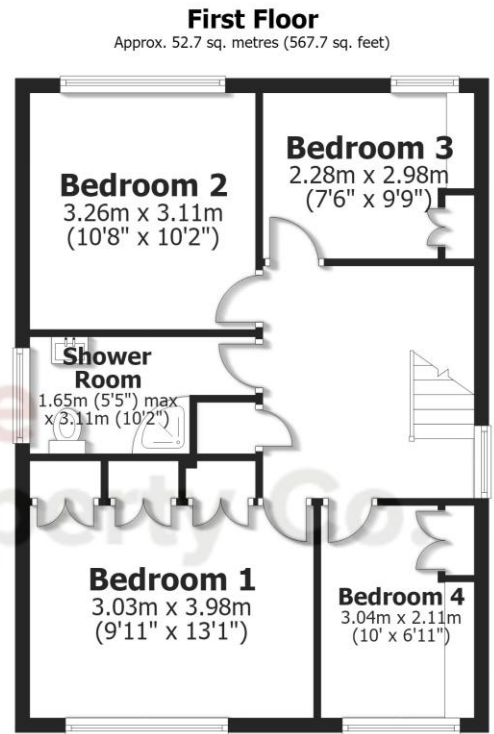
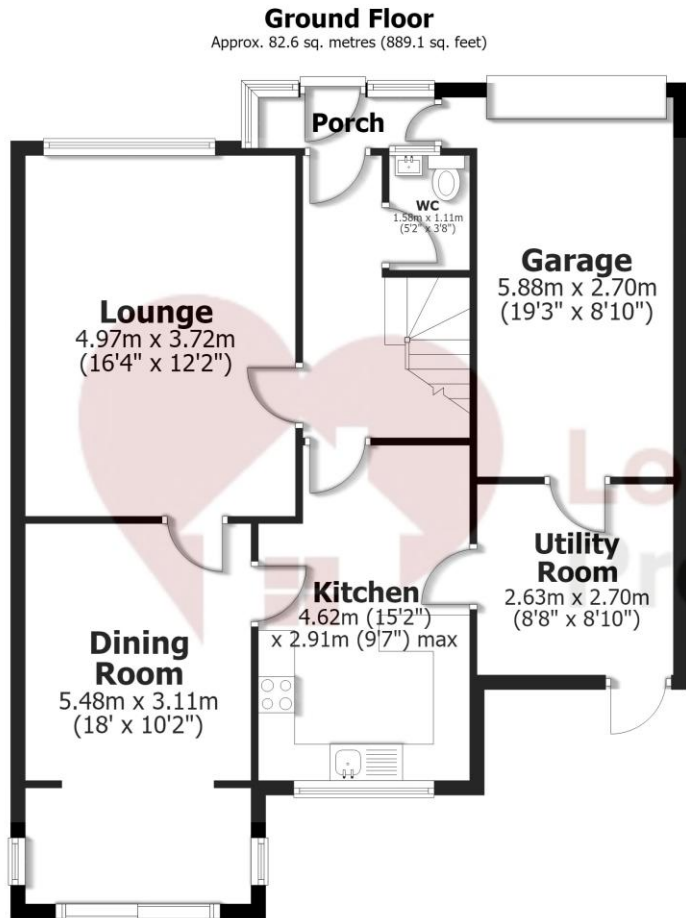
TOTAL SQUARE FOOTAGE

1456.8 sq. Feet (135.3 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. 135.3 sq. metres (1456.8 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.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk



Love
Property Co.