



12 Broadfern Road, B93 9DD

Sale Price of £895,000



Love
Property Co.

12 Broadfern Road, Knowle, Solihull, B93 9DD

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

Love Property Co are pleased to offer this extended four-bedroom 2123.5 sq. feet (197.3 sq. metres) detached property in a sought-after premier location of Knowle and within the Arden Academy catchment area. This beautifully presented and immaculately maintained property provides a superb family home, with the potential to extend further.

A large driveway welcomes you, offering ample parking along with a large garage that could be extended over, subject to approval.

Upon entering, you are greeted by a good-sized wooden flooring hallway and two reception rooms including living Room, dining room and guest cloakroom.

The kitchen has integrated appliances and a separate utility room with a sink, storage units and plumbing for a washing machine and a door leading into the garage.

The principal bedroom boasts an ensuite. Two of the three remaining bedrooms benefit from fitted wardrobes and being serviced by the well-appointed family bathroom with shower over bath.

Additional features include a large garage for secure parking and extra storage space. The mainly grassed private rear garden and patio area completes this homely property.

In summary this premium B93 location property is a great opportunity for a family to live.



PROPERTY MEASUREMENTS

KITCHEN/FAMILY ROOM

24' 2" x 16' 11" (7.36m x 5.16m)

UTILITY

9' 2" x 6' 11" (2.80m x 2.12m)

DINING

15' 5" x 11' 5" (4.69m x 3.48m)

LOUNGE

17' 6" x 11' 5" (5.m x 3.94m)

STUDY

9' 0" x 10' 0" (2.74m x 3.06m)

PRINCIPAL BEDROOM ONE

19' 8" x 9' 7" (5.98m x 2.91m)

EN-SUITE

6' 11" x 7' 1" (2.10m x 2.15m)

BEDROOM TWO

14' 7" x 11' 5" (4.45m x 3.48m)

BEDROOM THREE

10' 9" x 11' 5" (3.28m x 3.48m)

BEDROOM FOUR

9' 2" x 9' 10" (2.80m x 3.00m)

FAMILY BATHROOM

6' 1" x 10' 4" (1.87m x 3.16m)

GARAGE

15' 5" x 13' 6" (4.70m x 4.11m)

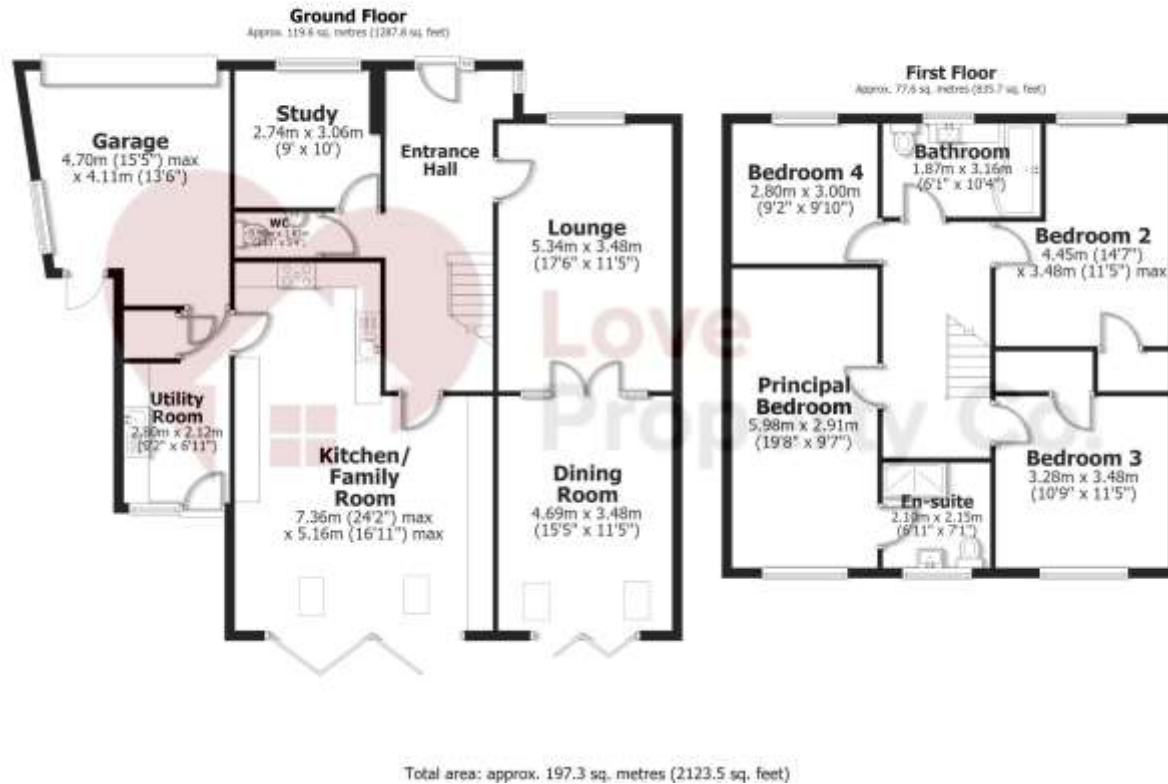
TOTAL SQUARE FOOTAGE

2123.5 sq. Feet (197.3 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.





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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