



Barnbrook Road, Knowle

Offers in Region of **£750,000**





PROPERTY OVERVIEW

Presenting this executive four-bedroom, one-bathroom detached house with a large garden, nestled in a serene setting. A spacious abode, it is introduced by a grand front lawn and tarmac driveway leading to a double garage, enhancing its kerb appeal.

Accessible through the entrance hallway, the property unfolds to reveal two generously sized reception rooms, a WC, and a breakfast kitchen ably supported by a large utility room.

Ascending to the upper level, discover four double bedrooms, three of which boast fitted wardrobes for ample storage. A family bathroom serves all bedrooms, ensuring convenience and comfort for all occupants. Moving to the rear, a vast, well-established garden awaits, complete with a sizeable patio for outdoor enjoyment.

The layout, combined with the generous plot, also offers excellent potential to extend or reconfigure the accommodation, subject to the necessary planning permissions.

With the added convenience of no upward chain, this property is a rare find in the sought-after Arden Academy catchment area. Situated within walking distance of Knowle Village, residents can easily access all the amenities that Knowle has to offer, promising a lifestyle of convenience and ease.





Experience the epitome of comfortable and convenient living in this stunning property. Contact us today to schedule a viewing and make this dream home your own.

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. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: F

Tenure: Freehold





- Executive Four-Bedroom, One-Bathroom Detached House With A Large Garden
- Potential For Extension (STPP)
- Set Behind A Large Front Lawn & Tarmac Driveway Which Is Accompanied By A Double Garage
- The Property Is Accessed Via The Entrance Hallway & Includes Two Well Proportioned Reception Rooms, A WC & A Breakfast Kitchen Which Is Supported By A Large Utility Room
- Upstairs, The Property Boasts Four Double Bedrooms, Three Of Which Afford Fitted Wardrobes & All Of Which Are Serviced By A Family Bathroom
- To The Rear Of The Property Is A Large, Well-Established Garden With A Large Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Prestigious Arden Academy Catchment Area
- Set Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer



ENTRANCE HALLWAY

WC

LIVING ROOM

18' 3" x 11' 5" (5.57m x 3.48m)

DINING ROOM

11' 5" x 10' 1" (3.48m x 3.08m)

BREAKFAST KITCHEN

13' 5" x 10' 3" (4.09m x 3.12m)

UTILITY ROOM

10' 1" x 6' 5" (3.08m x 1.96m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 11' 7" (4.00m x 3.53m)

BEDROOM TWO

13' 3" x 10' 5" (4.05m x 3.18m)

BEDROOM THREE

10' 4" x 9' 0" (3.14m x 2.74m)

BEDROOM FOUR

11' 4" x 7' 8" (3.45m x 2.33m)

BATHROOM

7' 10" x 6' 9" (2.40m x 2.06m)

TOTAL SQUARE FOOTAGE

143.0 sq.m (1542 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

15' 2" x 14' 11" (4.63m x 4.54m)

DRIVEWAY PARKING

GARDEN

PATIO



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, microwave, fridge, freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms, hot tub, summerhouse, garden shed and electric garage door.

ADDITIONAL INFORMATION

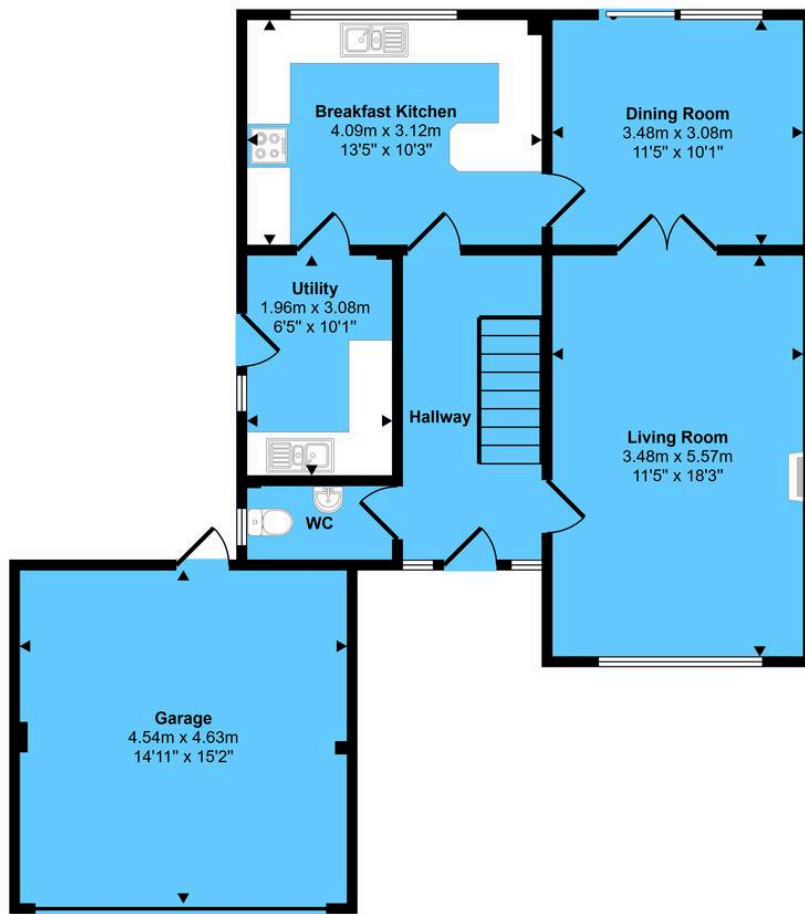
Services - direct mains water (with water meter), sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

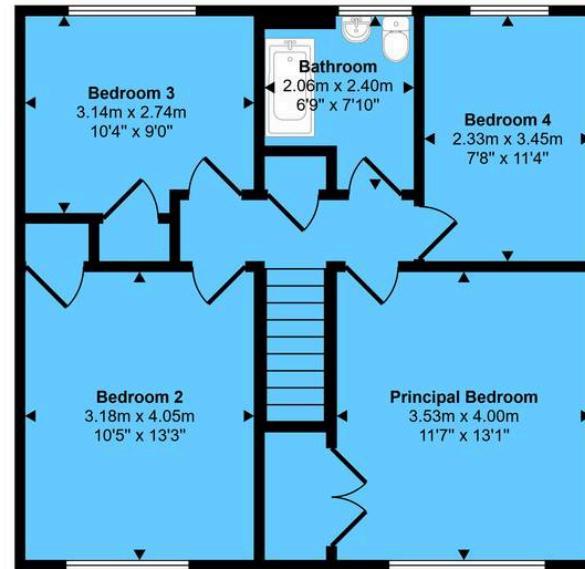
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
143 sq m / 1542 sq ft



Ground Floor
Approx 84 sq m / 900 sq ft



First Floor
Approx 60 sq m / 642 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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