



95 KNIGHTLOW ROAD

HARBORNE, BIRMINGHAM B17 8PX

Robert  Powell
RESIDENTIAL SALES & LETTINGS



95 KNIGHTLOW ROAD £899,950

HARBORNE

An extended and much improved five bedroom detached house located in an extremely popular residential address.

Situation

The house is located on the ever-popular Knightlow Road, in a most convenient and desirable residential location. Harborne High Street is located just over a mile away and offers a range of shops with a Marks and Spencer Food Hall, Waitrose, as well as chemists, greengrocers, butchers, and newsagents, in addition to brasseries, restaurants and coffee shops.

Description

95 Knightlow Road is a 1920's detached house offering spacious and well laid-out accommodation extending in all to approximately 2,186 sq ft (203 sq m). The property was extended and refurbished by the current owners in 2019 to include a fabulous single storey rear kitchen extension and a well-planned loft conversion.

The property is entered via an enclosed entrance porch with inner front door opening into the spacious reception hall with original parquet flooring and a useful under-stairs cupboard. The sitting room is to the rear with central bi-folding doors opening to the garden and a modern feature fireplace. The second reception room has a wide bay window to the front and is currently a music room/study with attractive fitted bookshelves to one wall.

The main hub of the house is the beautiful kitchen/dining/living room which enjoys fine views of the garden and excellent natural light via two sets of bi-folding doors and two large rooflights. There is a comfortable living/family sitting area, beyond which the room opens out into the kitchen and dining space.

The kitchen itself is fitted with good quality Shaker style units with Quartz work-tops and includes a large island unit with breakfast bar, and sink with instant boiling water tap. There are Neff integrated

appliances including dishwasher, 5 ring gas hob with concealed extractor, electric oven, and separate microwave oven. There is space for an American style fridge-freezer. A door off the kitchen leads into the utility room with further fitted units, sink, and space and plumbing for a washing machine and tumble dryer.

On the first floor are four bedrooms, including three generously proportioned double rooms and a single room. The front-facing double room has a smart en suite shower room with tiled floor and part tiled walls, large walk-in shower enclosure, WC, and wash basin with vanity storage unit. Also on the first floor is the well-appointed house bathroom which has tiled floor with under-floor heating, part tiled walls, bath with shower over, WC, and wash basin with vanity storage unit.

On the second floor, a comprehensive loft conversion with dormer to the rear has created a large fifth bedroom with lovely views via glazed double doors opening to a Juliet style balcony. There are two access points to useful eaves storage space.

Outside

To the front of the house is a good-sized driveway leading up to an integral single garage which also houses the recently replaced gas central heating boiler. To the rear is a lovely large garden with timber decking and steps up to a substantial lawn which is flanked by mature, well-stocked borders. To the far end of the garden is a timber shed for garden storage.

General Information

Tenure: The property is Freehold.

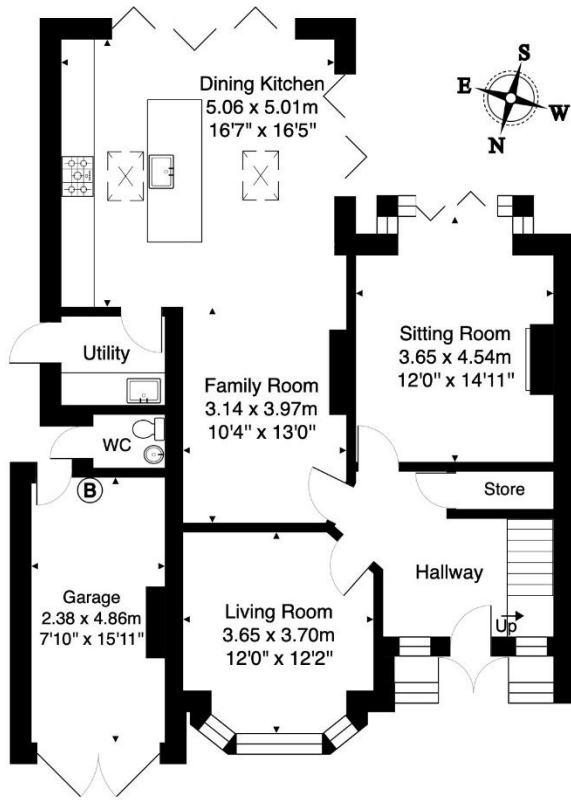
Council Tax: Band G.

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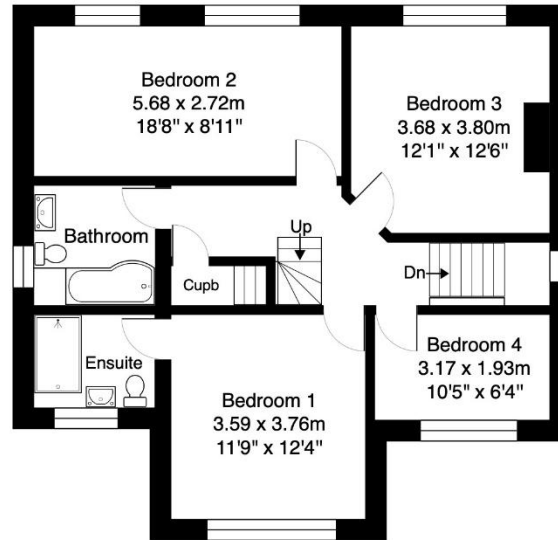


To view this property call Robert Powell on **0121 454 6930**

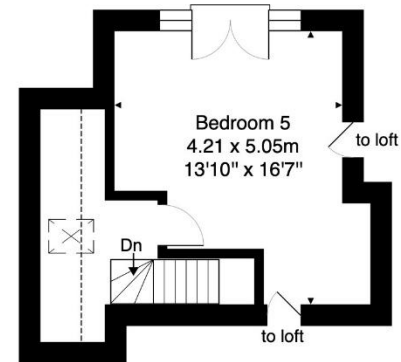
Ground Floor
Floor Area: 99.8 m² ... 1075 ft²



First Floor
Floor Area: 75.3 m² ... 810 ft²



Second Floor
Floor Area: 28.0 m² ... 301 ft²



95 Knightlow Road, Harborne, Birmingham, B17 8PX.

Total Area: approx 203.1 m² ... 2186 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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