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8 Trehern Close, Knowle, Solihull, B93 9HA

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Guide Price £680,000

Located in the tranquil cul-de-sac of Trehern Close, Knowle, Solihull, this impressive detached house offers an exceptional living experience for families seeking both space and comfort. Spanning an impressive 1,801 square feet, the property boasts five well-proportioned bedrooms, including two with en-suite facilities, ensuring ample privacy and convenience for family members and guests alike.

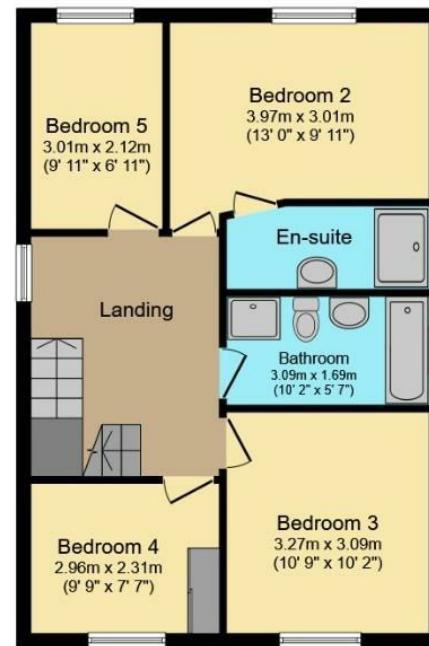
The layout of the home is thoughtfully designed, featuring two inviting reception rooms that provide versatile spaces for relaxation and entertainment. Whether you are hosting gatherings or enjoying quiet evenings, these rooms cater to all your needs. The family bathroom, in addition to the en-suites, enhances the practicality of this splendid residence, making it ideal for busy family life.

Situated within the highly regarded Arden school catchment area, this property is perfect for families prioritising education. The peaceful surroundings of the cul-de-sac offer a safe and serene environment, while still being conveniently located to access local amenities and transport links.

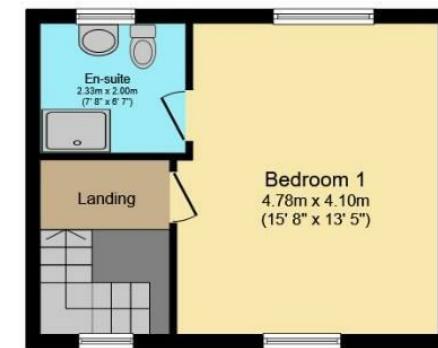
This delightful home presents an excellent opportunity for those seeking a spacious and well-appointed family accommodation in a desirable location. With its blend of comfort, style, and practicality, this property is sure to impress.



Ground Floor



First Floor



Second Floor

Total floor area 167.3 sq.m. (1,801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

ON THE GROUND FLOOR

Entrance Hallway

The hallway has wood effect laminated flooring, a radiator, under stairs storage cupboard, stairs to the first floor and doors to Lounge, Kitchen and Downstairs cloakroom.

Downstairs Cloakroom

A fully tiled cloakroom with wood effect laminated flooring, a two piece suite incorporating a guest wash hand basin with a storage cabinet below and a close coupled wc. There is also a further door which opens onto the study/office.

Living Room (front)

18'11" x 12'1"

Having a feature fire surround with inset fire, UPVC double glazed bow window to the front aspect, light points to ceiling, two central heating radiators, wood effect laminated flooring and a door to:

Dining Room (rear)

11'6" x 10'2"

Having UPVC French doors to the rear garden, wood effect laminate flooring and gas central heating radiator. The dining room offers access to the Living Room and the Kitchen.

Kitchen (rear)

15'1" x 9'6"

Having a range of grey wall and base units incorporating pan drawers and corner cupboard with carousel, all having dark wood effect worksurfaces over. Also, inset sink with mixer tap over, an integral Hotpoint fan assisted oven with grill above and matching Hotpoint hob. A wall mounted radiator, UPVC window to the rear aspect, tiling to floor and complimentary tiling to walls and door through to:

Utility (rear)

11'8" x 8'1"

The utility gives access to the garden via rear UPVC part glazed door with UPVC window to the rear aspect. There is a work surface with space underneath for washing machine and tumble dryer, there is a useful built in storage cupboard which houses the Worcester gas central heating combination boiler, also tiling to floor. There is a wood glazed door and room divider offering access to the Study/Office.

Study/Office (front)

13'11" x 8'1"

The study/office has a bespoke Tony Sharp desk, with cupboard space and shelving above, central heating radiator, UPVC double glazed French doors which open onto the driveway at the front of the property, tiling to floor and a door to the downstairs cloakroom.

ON THE FIRST FLOOR

First floor Landing

Stairs from the Hallway lead up to a spacious landing with UPVC window to the side aspect, and doors off to four bedrooms and family bathroom. A further staircase from the landing leads up to the second floor.

Bedroom Two (rear)

13'0" x 9'10"

Having UPVC double glazed window to the rear aspect, range of fitted wardrobes, ceiling light point, coving to ceiling, radiator, wood effect laminate flooring and door to En-suite.

En-suite

Being fully tiled to walls and floor, there is a two piece suite including an enclosed shower cubicle and a guest wash hand basin, ceiling mounted extractor fan and light point.

Bedroom Three (front)

10'8" x 10'1"

Having UPVC double glazed window to the front aspect, range of fitted wardrobes, ceiling light point, coving to ceiling, radiator and wood effect laminated flooring.

Bedroom Four (front)

9'8" x 7'6"

Having a double fitted wardrobe with a mirror fronted door, UPVC double glazed window to the front aspect, ceiling light point, coving to ceiling and wood effect laminated flooring.

Bedroom Five/TV Room (rear)

9'10" x 6'11"

Currently used as a TV room but also having space for a bed settee which allows room to be utilised as a bedroom when needed. Having UPVC double glazed window to the rear aspect, ceiling light point and coving to ceiling.

Family Bathroom (side)

10'1" x 5'6"

Having a four piece bathroom suite incorporating bath, pedestal wash hand basin, close coupled WC and a quadrant shower with sliding doors. Also, UPVC double glazed obscure window to the side aspect, complimentary part tiling to walls and tiled floor, plus wall mounted heated towel rail.

ON THE SECOND FLOOR

Second Floor Landing

There is a Velux window and a door to the Master Bedroom.

Master Bedroom

15'8" x 13'5"

The master bedroom has inset lights to ceiling, Velux window to the front aspect and a UPVC double glazed double opening window to the rear aspect, two radiators and a range of fitted wardrobes with a combination of hanging and drawer space. There is a door off to the en-suite shower room.

En-Suite Shower

7'7" x 6'6"

A generous en-suite which is fully tiled, inset lights to ceiling, a double enclosed glass shower cubicle with door. There is a ceiling mounted large drench head and also a hand held shower. A fitted dark wood effect unit with wash hand basin above and storage, a WC, and a wall mounted heated towel rail.

OUTSIDE

Rear Garden

The garden is an ideal entertaining space having paved patio area directly from the rear door and the French doors off the dining room. There is a pathway to the side allowing gated access to the front of the property. A dwarf wall and steps lead to the lawn with stepping stones taking you to the rear of the garden and a large decking area ideal for sitting and alfresco dining. The garden is fully enclosed to all sides and has a garden shed.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band E.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

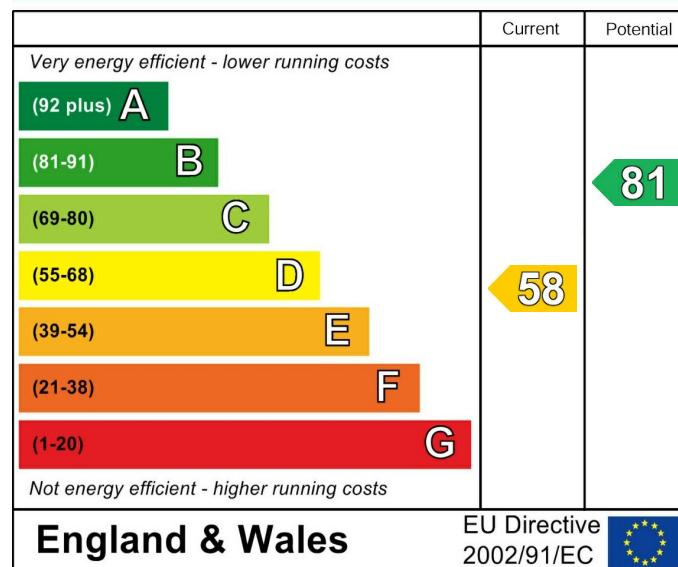
FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Energy Efficiency Rating



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