



## Knightlow Road

Birmingham, B17 8PX

Offers In The Region Of £725,000



- Beautiful Period Semi Detached Home in Prime Location
- Set Back Well Away from Road with Driveway for Several Cars
- Ideally Located for Harborne High Street
- In Close Proximity to QE Medical Complex and Birmingham University
- Four Generously Sized Bedrooms
- Potential to Further Extend to the Rear Subject to Relevant Planning Permissions
- Large South Facing Rear Garden
- EPC Rating - D

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An immaculately presented 1930's period family home set within this prestigious location within Harborne. The property is set back from the road and provides over 1700sqft of internal accommodation combining extensive contemporary living whilst retaining plenty of original character and charm, benefitting from a fantastic breakfast kitchen and garden room. The property also has further potential to extend at the rear subject to relevant planning permissions.

The property is set back well away and elevated from the street with a private driveway for multiple cars and a decorative front garden. As you enter the property, a spacious and welcoming hallway provides staircase to the first floor and access to a ground floor cloakroom with WC. Wooden flooring has been recently installed throughout the hallway, continuing into both reception rooms. Both front and rear reception rooms are generously sized, with the extended rear reception room including a electric log burner effect heater and leading out to the rear garden. A modern refitted breakfast kitchen comprises wall and base level units with complimentary worktops and splash-back, a full range of integrated appliances includes oven and grill with a gas hob and extractor unit, washing machine along with recently installed fridge freezer and dishwasher, it also houses the newly installed central heating boiler. A superbly converted garden room completes the downstairs accommodation with wonderful views over the secluded and mature rear garden, currently used as a dining room.

The upstairs accommodation provides a wonderful spacious landing area with access into four generously sized bedrooms including three large double rooms, two of which include full length fitted wardrobes, with the fourth bedroom the ideal size for a nursery or home office. The internal accommodation is completed with a fully tiled shower-room with electric under-floor heating, comprising WC, wash hand basin and a large walk-in shower cubicle.

To the outside, a beautifully secluded and established south facing rear garden offers the perfect outside space for children and families with a secure fence perimeter, and a useful garage completing the property.

This wonderful home is situated in a highly desirable locality just around the corner from Knightlow Park which provides a green landscape on the doorstep including a children's play area and fitness trail. The property is also within comfortable reach of the heart of Harborne Village which provides a wealth of award winning restaurants, bars and a superb cafe culture. Key locations which are within close proximity includes Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre all of which have local transport links readily accessible. The range of excellent leisure venues within the area includes Birmingham Botanical Gardens, Edgbaston Priory Club and Edgbaston Cricket Ground, with the area also renowned for its excellent school catchment.

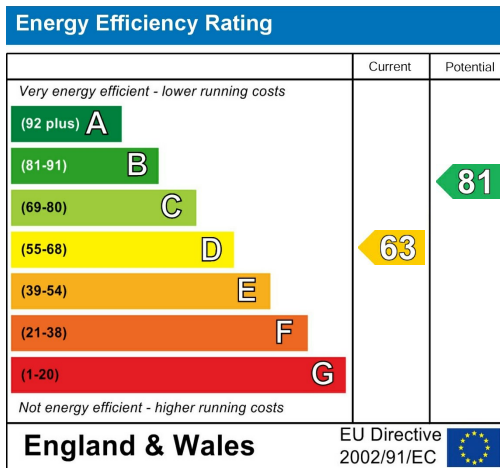
# Floorplan







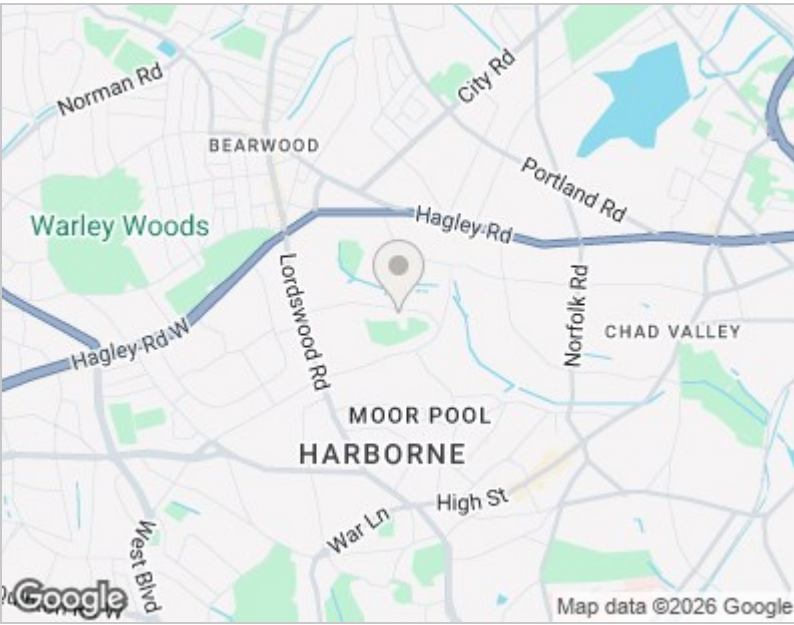
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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