

HUNTERS®

HERE TO GET *you* THERE



Knightlow Road

Birmingham, B17 8QA

Offers In The Region Of £625,000



- Spacious Three Bedroom Semi-Detached Family Home
- Fantastic Potential for Further Extension Subject to the Relevant Planning Permissions
- Large Tiered Rear Garden
- No Upward Chain
- Popular Location in Close Proximity to Harborne Village Centre
- Driveway and Integral Garage
- Excellent Transport and Access Links to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - D

Tel: 0121 647 4233

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A superbly maintained and spacious semi-detached family home situated in this highly sought after location in Harborne. This three bedroom property requires some modernisation but has fantastic potential for further extension to what is already a large footprint. The property additionally benefits from a driveway and wonderful tiered rear garden. Being sold with No Upwards Chain.

The property has retained a host of its original features, and provides gas central heating with double glazing predominantly throughout the property. The plot provides fantastic potential for additional extension works both single and double storey subject to all relevant local planning permissions.

Approaching the property, a one-car driveway leads to the property entrance and integral garage, with a decorative front fore garden including patio area with mature borders and flowerbeds.

The entrance porch leads into the main hallway which provides staircase to the first floor with storage underneath and access to a guest cloakroom including WC and wash hand basin.

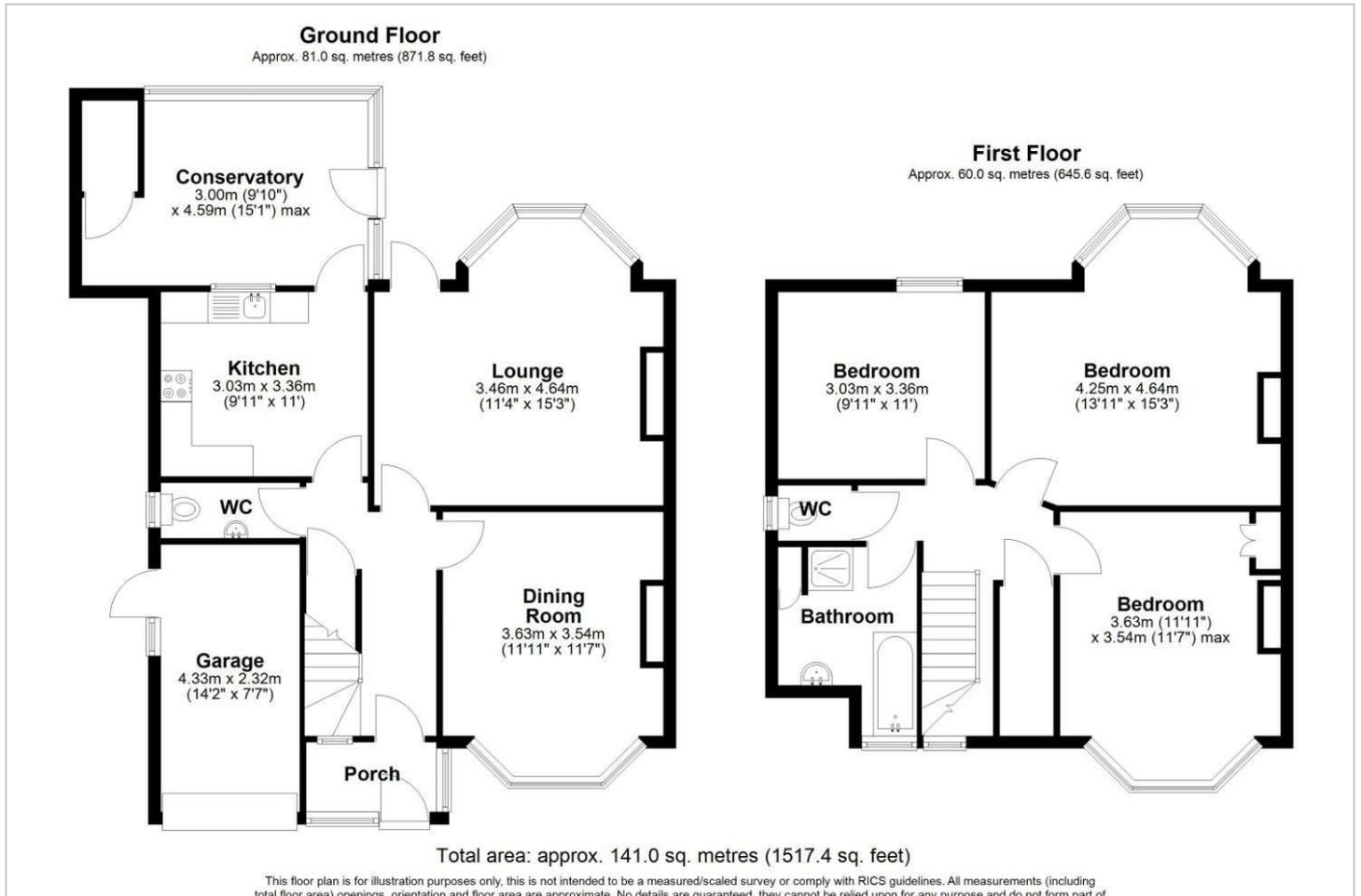
Off the hallway are the generously spacious front and rear reception rooms, both with bay windows and with the rear reception room overlooking and providing a patio door access out to the rear garden. The large kitchen comprises wall and base units with worksurfaces and space for appliances, with access out to a timber framed conservatory to the rear of the property which offers plumbing and doors out to the rear garden and side gated access, ideal for further development and extension.

The upstairs accommodation includes a light and airy landing space with storage cupboard, leading into three very generously sized double bedrooms, and these are complimented by a partly tiled bathroom suite with separate WC.

The integral garage has an electric roller style shutter door and houses the central heating boiler. Outside at the rear is a beautifully maintained tiered garden, with patio area and steps down to a large lawn area, with a variety of mature flowerbeds, bushes and small trees throughout the garden, with a garden shed and fenced boundary.

The property is located in this sought after area within Harborne Village. Conveniently situated within close proximity to Harborne High Street offering excellent shopping, restaurant's and cafés including Marks & Spencer Food Hall and Waitrose. The surrounding area offers highly regarded state and independent schools for children of all ages, including The Blue Coat school and Edgbaston High School for Girls to name but a few. Local recreational amenities include Edgbaston & Harborne golf clubs, The Edgbaston Priory & Edgbaston Archery tennis clubs, with the world renowned Edgbaston cricket ground playing host to international cricket tournaments and Birmingham Botanical Gardens also nearby to be enjoyed. Furthermore the location is also ideal for commuting with easy access into Birmingham City Centre, The University of Birmingham and the Queen Elizabeth Medical Complex.

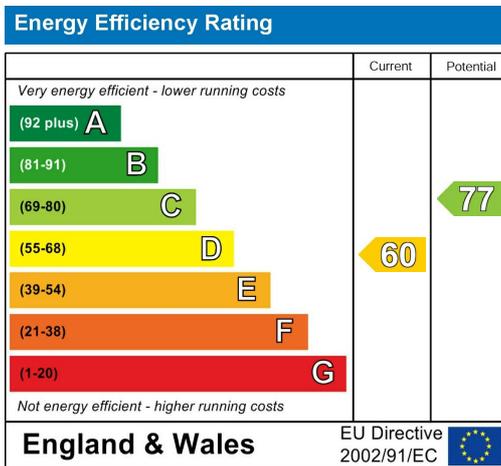
Floorplan







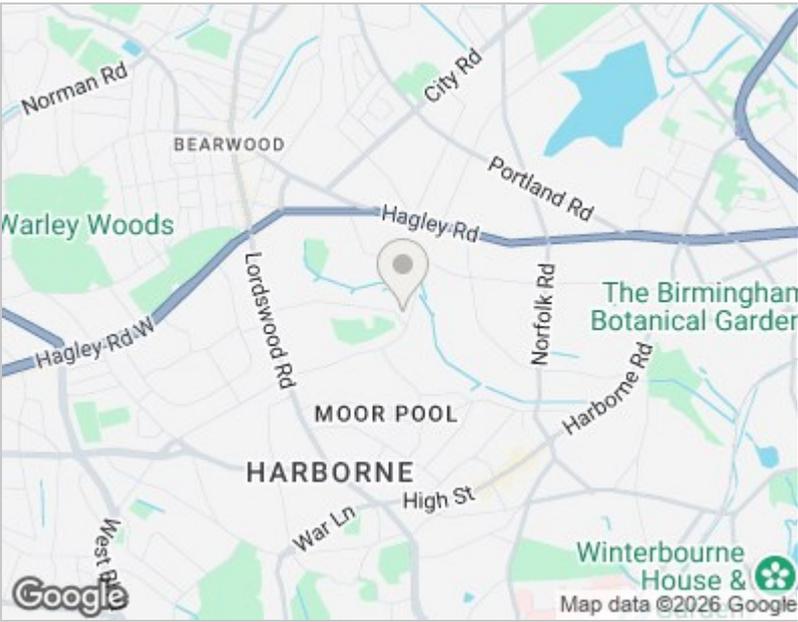
Energy Efficiency Graph



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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