



Knightlow Road

Harborne, B17 8PX

Guide Price £995,000



- Fantastic Development Opportunity In Highly Desirable Location
- Currently a Four Bedroom Detached Residence with Planning Permission to Build an Additional Detached Dwelling
- Double Garage and Driveway
- No Upward Chain
- Large Corner Plot with Added Developmental Value
- Planning Application No - 2024/00023/PA
- Excellent Access Links to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - D

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A fantastic development opportunity to acquire this extensive corner plot which comprises an existing spacious four bedroom detached dwelling with planning permission to build an additional four bedroom detached dwelling within the existing plot. Situated in this highly desirable cul-de-sac location within Harborne. Being Sold with No Upward Chain.

This current four bedroom dwelling offers approximately 1300sqft of internal accommodation additionally benefitting from off-street parking and a double garage, with scope for possible additional development subject to the relevant planning permissions.

The property is set back away from the road with a driveway suitable for two cars that leads to the attached garage and property entrance. As you enter you are greeted by an entrance porch-way that leads into a welcoming hallway with cloakroom. There is a large lounge with triple aspect windows to the front and rear with sliding patio doors out to the rear garden. An equally spacious refitted kitchen-dining room provides ample space for dining room furniture with a modern breakfast kitchen which includes a breakfast bar area. The kitchen itself comprises wall and base level units with complimentary work surfaces, and tiled splash-back with ceramic sink and drainer. There is an integrated oven with electric hob and extractor fan and a free-standing dishwasher. The downstairs is completed with a utility/wet-room providing fridge-freezer, washing machine and tumble dryer with a fully-tiled walk-in shower cubicle.

The upstairs accommodation includes four good sized double bedrooms which all include fitted wardrobes or storage and a partly tiled re-fitted family bathroom suite.

A large garage complete with power and light completes the internal accommodation which also provides access through to the well-maintained and beautifully secluded wrap-around garden, stretching across the side and rear of property.

The property is situated in this highly regarded location within the Knightlow Park private development, on the doorstep of a children's play area and fitness trail. The property is also within comfortable reach to the heart of Harborne Village which provides a wealth of highly regarded restaurants, bars and cafes. Key locations which are also within easy reach include 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 including Birmingham Botanical Gardens, Edgbaston Priory Club and Edgbaston Cricket Ground.

The current planning application number is 2024/00023/PA and can be viewed online using Birmingham City Councils online planning portal.

Property Accommodation

Entrance Hallway

Cloakroom

Lounge

13'1" x 20'10" (3.99m x 6.35m)

Kitchen Dining Room

10'7" max x 20'1" max (3.23m max x 6.12m max)

Utility Area and Wet Room

First Floor Landing

Bedroom One

13'3" x 9'11" (4.04m x 3.02m)

Bedroom Two

9'10" x 13'3" into door recess (3.00m x 4.04m into door recess)

Bedroom Three

8'2" exc wardrobes x 9'11" (2.49m exc wardrobes x 3.02m)

Bedroom Four

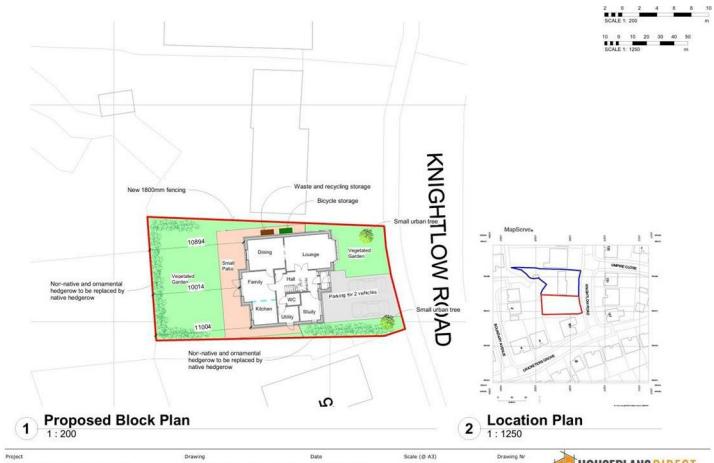
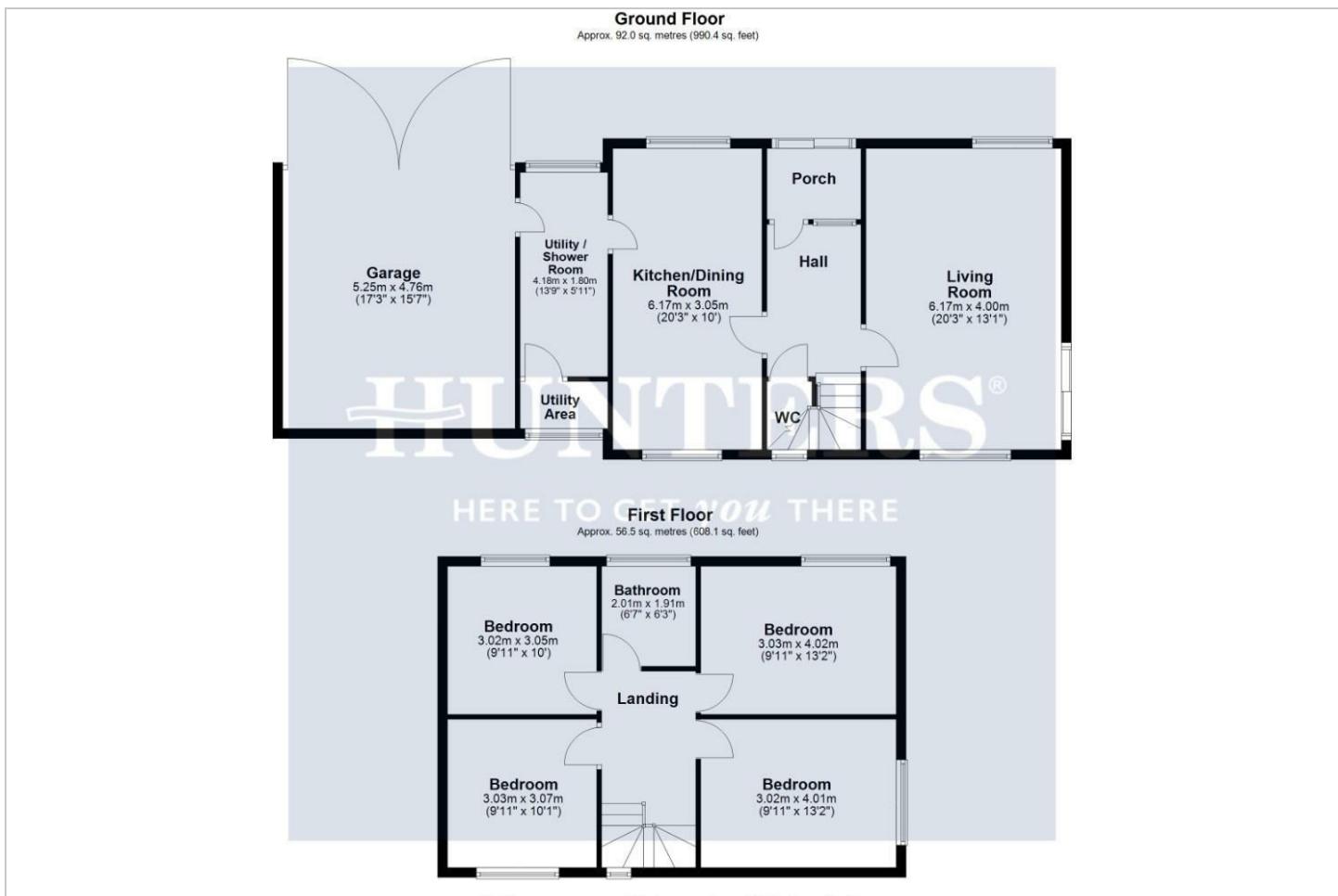
9'11" x 10'0" max (3.02m x 3.05m max)

Bathroom

Garage

15'7" x 17'1" (4.75m x 5.21m)

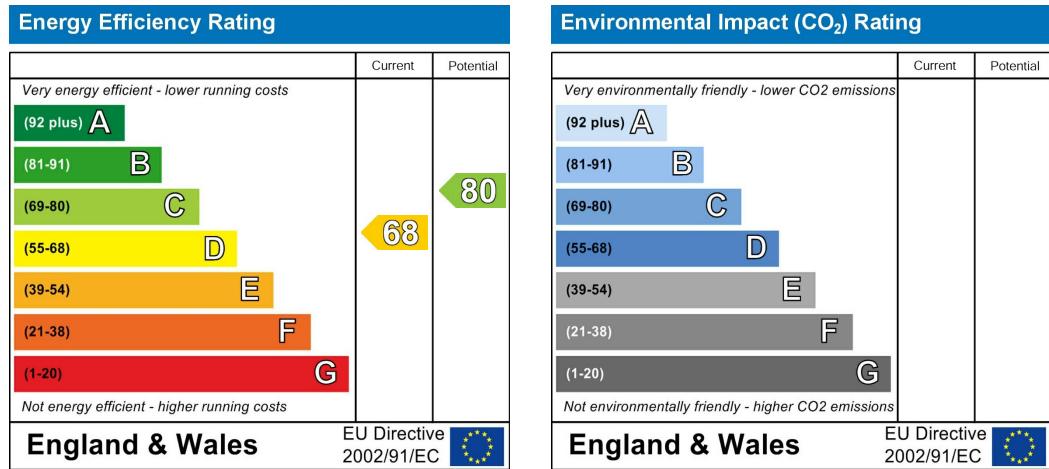
Floorplan







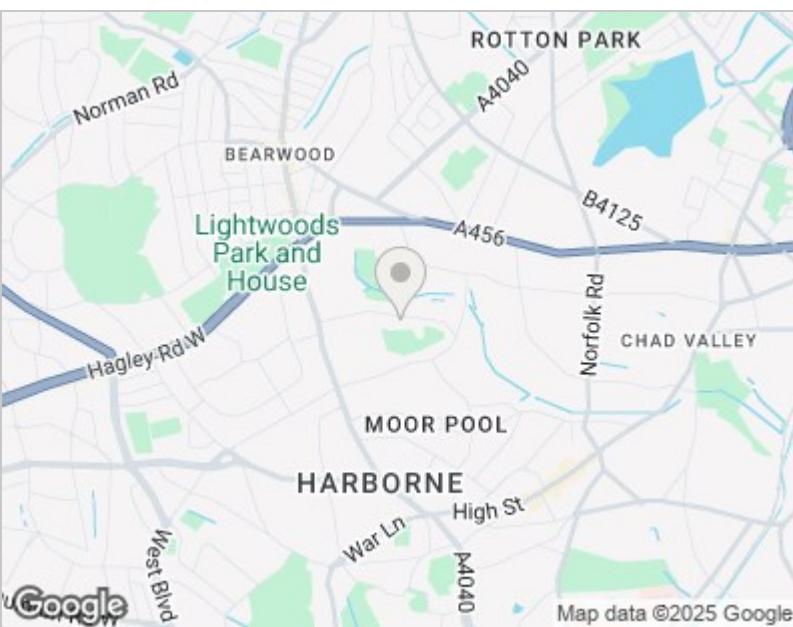
Energy Efficiency Graph



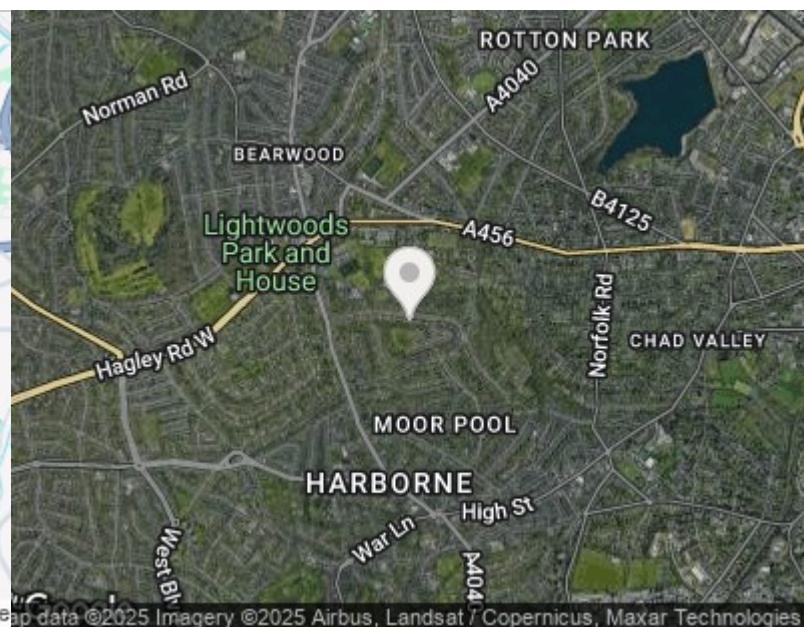
Viewing

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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