



Knightlow Road, Birmingham, B17 8QA

£695,000

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An immaculately presented and spacious detached residence situated in this prime residential location in Harborne. The magnificent three bedroom property has the internal square footage of most four bedroom properties on the road, and has been tastefully renovated throughout providing the perfect combination of luxury accommodation within a family orientated surrounding which includes an additional large family bathroom suite. Being sold with No Upward Chain.

The property is positioned away from the road via a block paved driveway and beautifully maintained fore-garden, the property internal accommodation comprises entrance porch and welcoming hallway, there are spacious front and rear reception rooms, perfectly complimented with a high end integrated breakfast kitchen, the downstairs accommodation is completed with a cloakroom and a further outside WC. The upstairs accommodation provides three good sized double bedrooms, a luxury bathroom suite, along with an additional shower-room with separate WC.

To the outside, is a simply magnificent tiered rear garden and an integral garage.

Situated in this highly desirable location just across the road from Knightlow Park which provides 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 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 includes Birmingham Botanical Gardens, Edgbaston Priory Club and Edgbaston Cricket Ground.



Frontage and Approach

Set back from the road beyond a block paved driveway leading to side access, integral garage and entrance with dwarf wall boundary, quaint and beautifully maintained fore-garden with a variety of plants and bushes.

Entrance Porch

With double UPVC doors with double glazed windows to front and side elevations and secondary hardwood front door with decorative stained glass insert and stained glass windows to the front elevation.

Entrance Hall

Providing staircase rising to first floor landing, oak flooring, storage cupboard, central heating radiator and access into:

Guest Cloakroom

Providing low level WC, wall mounted wash hand basin and extractor

Front Reception Room

With a double glazed bay window to the front elevation, bespoke inbuilt book case and storage drawers and cupboards, central heating radiator, feature fireplace with gas fire inset and slate surround with oak mantle and oak flooring.

Rear Reception Room

With double glazed sliding patio doors out to the rear garden, feature fireplace with oak mantle and a tiled surround and hearth, with oak flooring and central heating radiator.

Breakfast Kitchen

A fully fitted kitchen with dual aspect double glazed windows to the front and side elevations, comprising oak wall and base level units with contrasting work surfaces with matching up-stand and a matching fitted breakfast table unit, a range of integrated appliances to include; 'Miele' Dishwasher, 'Miele' gas hob with extractor over, 'Bosch' oven and mini oven, space for a microwave, sunken sink with drainer, space for fridge freezer, plumbing for washing machine and space for tumble dryer. In addition there is access into pantry providing additional storage, currently used as an ideal wine cellar and side access.

First Floor Accommodation

A spacious central landing with staircase rising from ground floor entrance hall, providing a double glazed obscure window to the front elevation and central heating radiator and access into:

Bedroom One

With a double glazed bay window to front elevation, two central heating radiators and fitted wardrobes.

Bedroom Two

With a double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Three

With a double glazed window to rear elevation and central heating radiator.

Family Bathroom

Designed by the current owners it was enabled by subdividing a spacious rear bedroom to make a luxurious bathroom, leaving a medium size bedroom adjacent. This bathroom comprises low level WC, bath with mixer taps and rainfall shower over, his and hers vanity wash handbasins, and complimentary tiling. In addition, there is a central heating radiator and heated chrome towel rail, and double glazed window to the rear elevation.

Shower Room

Partly tiled comprising vanity wash hand basin, shower cubicle with electric shower, cupboard housing 'Worcester Bosch' central heating boiler and an obscured double glazed window to front elevation.

Separate WC

With an obscure double glazed window to side elevation and houses low level WC.

Rear Gardens

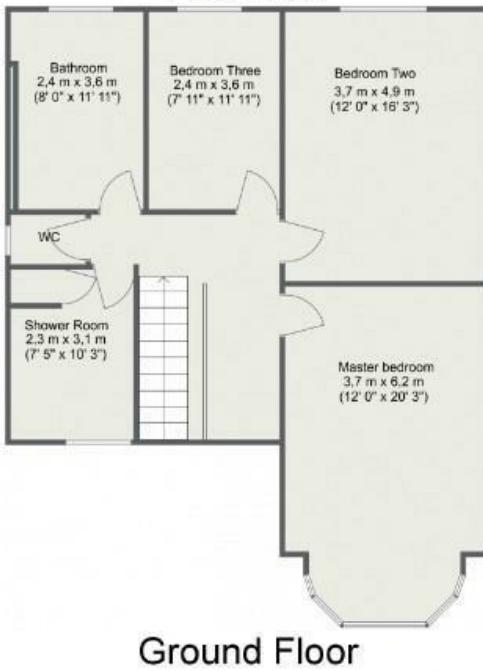
A magnificent large and tiered rear garden which begins with a granite composite terrace across the rear of the property and to the side access gate, with brick outbuildings providing an outside WC and storage space and side access to the garage. Steps lead down to different sections of the garden, with several decorative flower beds providing a variety of exotic plants and mature flowers throughout, a large manicured lawn area continues down the garden to additional sandstone steps down to the bottom of the garden. Throughout this section are handmade Sandstone walls and flowerbeds, a 9ft in height timber shed and greenhouse, fenced boundaries and well stocked vegetable patches.

Loft

A spacious 4.1 x 4.5 m panelled loft with laminate flooring, folding loft ladder and overhead lighting.

Tenure: Freehold
Council Tax Band: G

**Knightlow Road
First Floor**



Ground Floor



- Executive Detached Residence
- Three Double Bedrooms but Suitable for Conversion to a Four Bedroom Footprint
- Prestigious Location in Harborne
- Garage and Driveway
- Magnificent Rear Garden
- Excellent Links to QE Medical Complex and Birmingham University
- No Upward Chain
- EPC Rating - D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	78	
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
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		

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.

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