



BARNBROOK ROAD, KNOWLE, B93 9PW
GUIDE PRICE £850,000

xact
exclusive

XX Five Bedroom Detached Property

XX Sought After Road Of Knowle

XX Modern Open Plan Kitchen / Diner

XX Living Room With Feature Fireplace

XX Five Excellent Bedrooms

XX Principal Bedroom With Fitted Wardrobes & Luxury Ensuite

XX Remodelled & Refurbished Family Bathroom

XX Landscaped Gardens

XX Double Garage

PROPERTY OVERVIEW

Located within a highly sought after road of Knowle is this internally remodelled and updated five bedroom detached property which truly deserves internal inspection to be fully appreciated. This superb family home is located within the catchment area for Arden Academy and is set back behind a tarmacadam driveway and benefits from a superb east to west aspect taking full advantage of the afternoon and evening sunshine. Accessed via and entrance porch and entrance hallway with guest cloakroom, the ground floor accommodation has been remodelled to provide a modern open plan kitchen/diner overlooking the rear garden, family room to the front and separate living room with feature fireplace. The hallway also provides convenient access into the double garage with electric garage door. To the first floor are five bedrooms with the principal bedroom affording fitted wardrobes and a luxury ensuite. The remaining bedrooms are serviced via the large refurbished family bathroom. Bedroom five is currently being utilised as a study. Outside the property benefits from a landscaped garden which is mainly laid with lawn, full width paved patio and a private south westerly aspect offering open views to Copt Heath Golf Course. To view this outstanding family home please contact Xact Homes on 01564 777284.

PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

COUNCIL TAX

Band G

TENURE

Freehold

SERVICES

Main gas, electricity and mains sewers

BROADBAND

Plusnet

LOFT SPACE

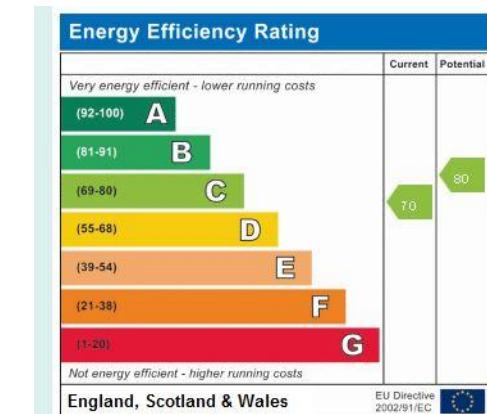
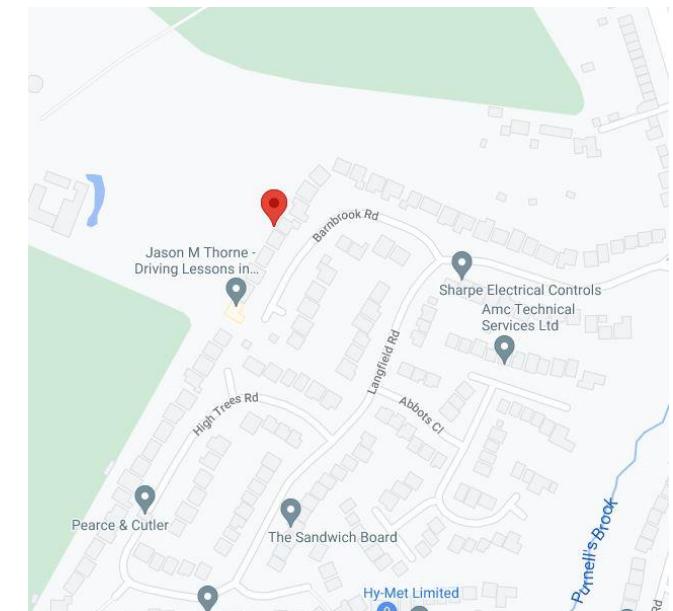
Boarded with ladder and lighting

GARDEN

South West facing

ITEMS INCLUDED IN THE SALE

Extractor, AEG dishwasher, all carpets, some curtains, all blinds, fitted wardrobe in one bedroom, all light fittings, garden shed and electric garage door



FIRST FLOOR

PRINCIPAL BEDROOM

16' 0" x 15' 1" (4.90m x 4.60m)

ENSUITE

ENTRANCE PORCH

ENTRANCE HALLWAY

GUEST WC

KITCHEN/DINER

18' 10" x 16' 8" (5.75m x 5.10m)

FAMILY ROOM

11' 3" x 10' 5" (3.45m x 3.20m)

LIVING ROOM

18' 8" x 14' 7" (5.70m x 4.45m)

BEDROOM TWO

14' 7" x 11' 11" (4.45m x 3.65m)

BEDROOM THREE

12' 7" x 11' 11" (3.85 m x 3.65m)

BEDROOM FOUR

11' 11" x 8' 8" (3.65m x 2.65m)

BEDROOM FIVE/STUDY

6' 2" x 8' 8" (1.90m x 2.65m)

BATHROOM

11' 11" x 6' 10" (3.65m x 2.10m)

OUTSIDE THE PROPERTY

SOUTH WEST GARDEN

GARAGE

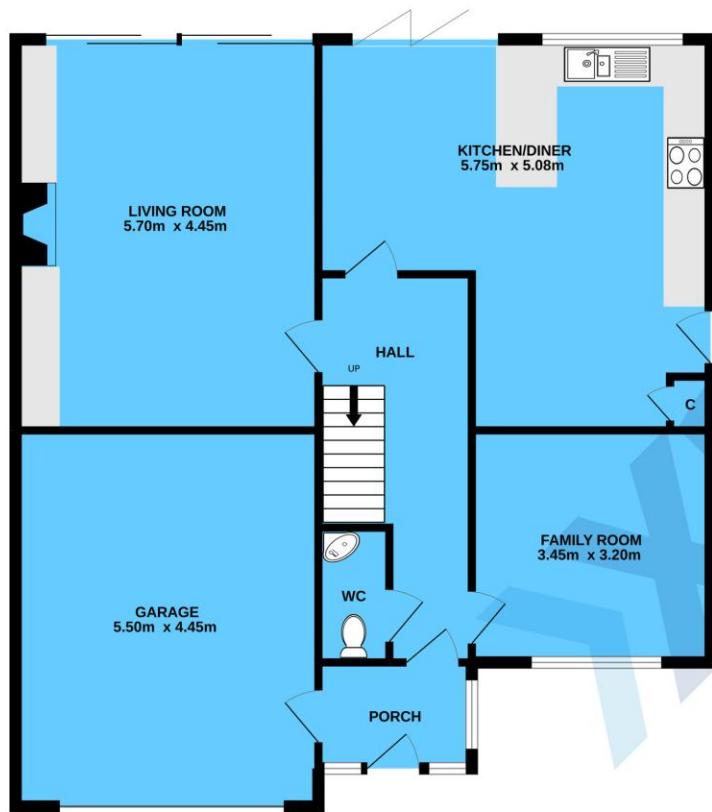
18' 0" x 14' 7" (5.50m x 4.45m)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

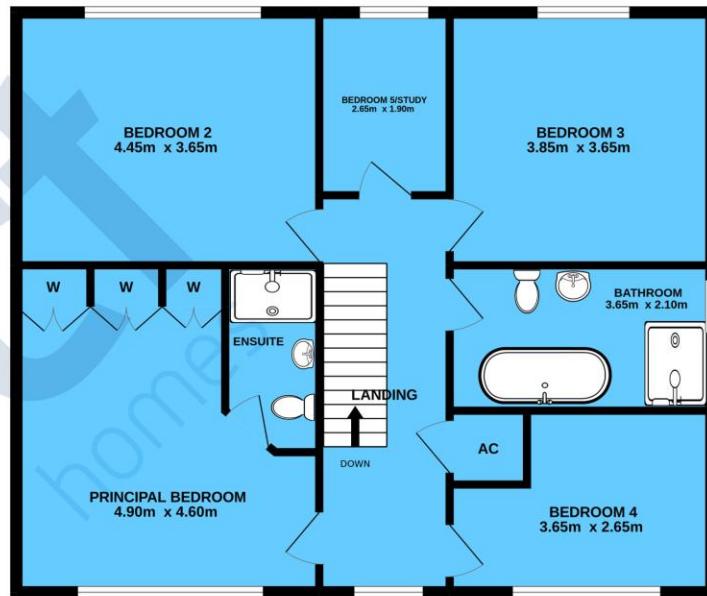




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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