



BROADFERN ROAD, SOLIHULL, B93 9DE  
GUIDE PRICE £1,500,000





- Set Upon A Highly Sought After Road Of Knowle
- Magnificent Open Plan Kitchen / Dining & Family Room
- Superb Cinema Room To Second Floor Or Sixth Bedroom
- Arden Academy Catchment Area
- Principal Bedroom With Large Walk In Wardrobe & En-suite
- Private Rear Garden

PROPERTY OVERVIEW

Located on a most popular road of Knowle and within the catchment area for Arden Academy is this significantly extended and absolutely stunning five / six bedroom detached property. Set over three floors and benefitting from underfloor heating throughout the ground floor, this superb family home truly requires internal inspection to be fully appreciated and is finished to the highest standard throughout. Set behind a large block paved driveway providing ample parking for several vehicles, the property is accessed via a large porch and a most imposing entrance hallway with tiled flooring throughout, guest cloakroom and courtesy door leading into the garage. Off the hallway is a living room to the front elevation with feature fireplace and bespoke fitted curtains. To the rear of the property is a magnificent open plan kitchen / dining and family room measuring over 13m in length (42 feet) and includes a range of integrated appliances, quartz work surfaces throughout, feature island / breakfast bar, tiled flooring and bi fold doors opening onto the large south facing rear patio. The kitchen also provides convenient access into the utility which provides storage and ample room for white good appliances. To the first floor the property boasts five double bedrooms and four luxury bathrooms. The principal bedroom affords a large walk in dressing area his and her fitted wardrobes and shelving and leads into a most stunning luxury en-suite. Bedrooms two and three also affords luxury en-suite with the remaining bedrooms serviced via the large luxury family bathroom. The the second floor is a large Cinema Room Or Sixth Bedroom. Outside the property benefits from a large private south facing rear garden and full width patio with recently fitted pergola with the garden mainly laid with lawn and a side gated entrance. To view this stunning 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 F

Tenure

Freehold

- Extended Five Bedroom Detached Property
- Four Bathrooms
- Finished To The Highest Standard Throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	78
England & Wales		EU Directive 2002/91/EC

**Services**

Mains gas, electricity and water on a meter

**Broadband**

BT

**Items Included In The Sale**

Oven, hob, extractor, fridge, freezer and dishwasher, underfloor heating to downstairs, electric heating to ensuite and bathroom, CCTV, Pergola, garden shed, fitted wardrobes in bedroom one, two and three, all carpets and light fittings.

**Garden**

South Facing

**Enclosed Porch**

9'10" x 6'6" (3.00 x 2.00)

**Entrance Hallway**

21'9" x 15'5" (6.65 x 4.70)

**Guest WC**

9'10" x 4'11" (3.00 x 1.50)

**Living Room**

16'8" x 18'6" (5.10 x 5.65)

**Kitchen/Dining/Family Room**

44'7" x 17'8" (13.60 x 5.40)

**First Floor****Principal Bedroom**

18'0" x 11'5" (5.50 x 3.50)

**Dressing Room/Ensuite**

10'0" x 18'4" (3.05 x 5.60)

**Bedroom Two**

13'1" x 11'5" (4.00 x 3.50)

**Ensuite**

5'4" x 6'2" (1.65 x 1.90)

**Bedroom Three**

11'10" x 11'5" (3.61 x 3.50)

**Ensuite**

5'6" x 5'2" (1.70 x 1.60)

**Bedroom Four**

9'10" x 14'5" (3.00 x 4.40)

**Bedroom Five/Study**

8'2" x 12'7" (2.50 x 3.85)

**Bathroom**

7'2" x 12'5" (2.20 x 3.80)

**Second Floor****Cinema**

29'10" x 31'11" (9.10 x 9.75)

**Outside The Property****Garage**

9'10" x 13'3" (3.00 x 4.05)

**South Facing Garden****Money Laundering Regulations**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









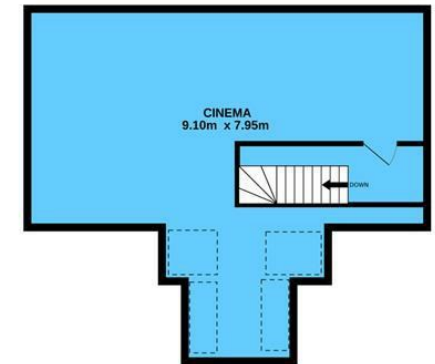
GROUND FLOOR



1ST FLOOR



2ND 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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