



BROADFERN ROAD, SOLIHULL, B93 9DE  
ASKING PRICE £875,000





- Significantly Extended
  - Open Plan Kitchen/Dining/Family Room
  - Dual Aspect Principal Bedroom
- Four Bedroom Detached
  - Two Further Reception Rooms
  - Garage
- Set On A Highly Sought After Road
  - Three Bathrooms (Two Ensuite)
  - South Facing Rear Garden

PROPERTY OVERVIEW

Set on a highly sought after road of Knowle is this significantly extended four bedroom detached property which also benefits from a large south facing landscaped rear garden. Set behind a good sized tarmacadam driveway providing parking for multiple vehicles, the property offers a superb family home and includes a magnificent open plan kitchen / dining and family room measuring over 7m x 7m and affords a semi vaulted ceiling with French doors to the rear garden. All ground floor accommodation is accessed via the entrance porch and entrance hallway with guest cloakroom and includes a large dual aspect living room and a snug / play room to the front elevation. The hallway also leads into the kitchen / dining and family room which has been significantly extended, and fitted with a range of modern base, wall and drawer units with granite worksurface and breakfast bar, superb family area, space for dining table and chairs and benefits from full height glass and semi vaulted ceiling to the rear elevation. The kitchen also leads into a useful utility and courtesy door leading into the garage. To the first floor are four excellent bedrooms and three bathrooms all accessed via a large landing with space for desk / homework area. The principal bedroom is dual aspect, affords extensive fitted wardrobes and benefits from a large ensuite facility. Bedroom two also affords an ensuite with the two remaining bedrooms serviced via the family bathroom. Outside the property enjoys a large south facing and landscaped rear garden which is mainly laid with lawn, formal borders shrubs and trees. This large and superb family home is set on a premier road of Knowle, offers scope for further extension and improvement subject to the necessary planning permissions and can be viewed by contacting 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.



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		
England & Wales		EU Directive 2002/91/EC

**COUNCIL TAX**

Band F

**TENURE**

Freehold

**SERVICES**

Mains gas, electricity and sewers

**BROADBAND**

BT - Fibre optic

**LOFT SPACE**

With ladder and lighting

**GARDEN**

South facing

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, fridge freezer, dishwasher, all carpets, curtains and blinds and fitted wardrobes in two bedrooms.

**PORCH**

**HALL 9'3" x 5'11"**

**WC**

**LIVING ROOM 25'1" x 10'11"**

**SNUG/PLAY ROOM 10'6" x 9'7"**

**KITCHEN/DINING/FAMILY ROOM 25'6" x 24'5"**

**UTILITY 4'7" x 4'6"**

**INTEGRAL GARAGE 13'3" x 7'10"**

**FIRST FLOOR**

**PRINCIPAL BEDROOM 25'0" x 10'9"**

**ENSUITE 8'0" x 6'2"**

**BEDROOM TWO 13'9" x 8'6"**

**ENSUITE 4'5" x 4'0"**

**BEDROOM THREE 10'7" x 9'7"**

**BEDROOM FOUR 8'6" x 6'2"**

**BATHROOM 9'2" x 6'0"**

**OUTSIDE THE PROPERTY****SOUTH FACING REAR GARDEN****MONEY LAUNDERING REGULATIONS**

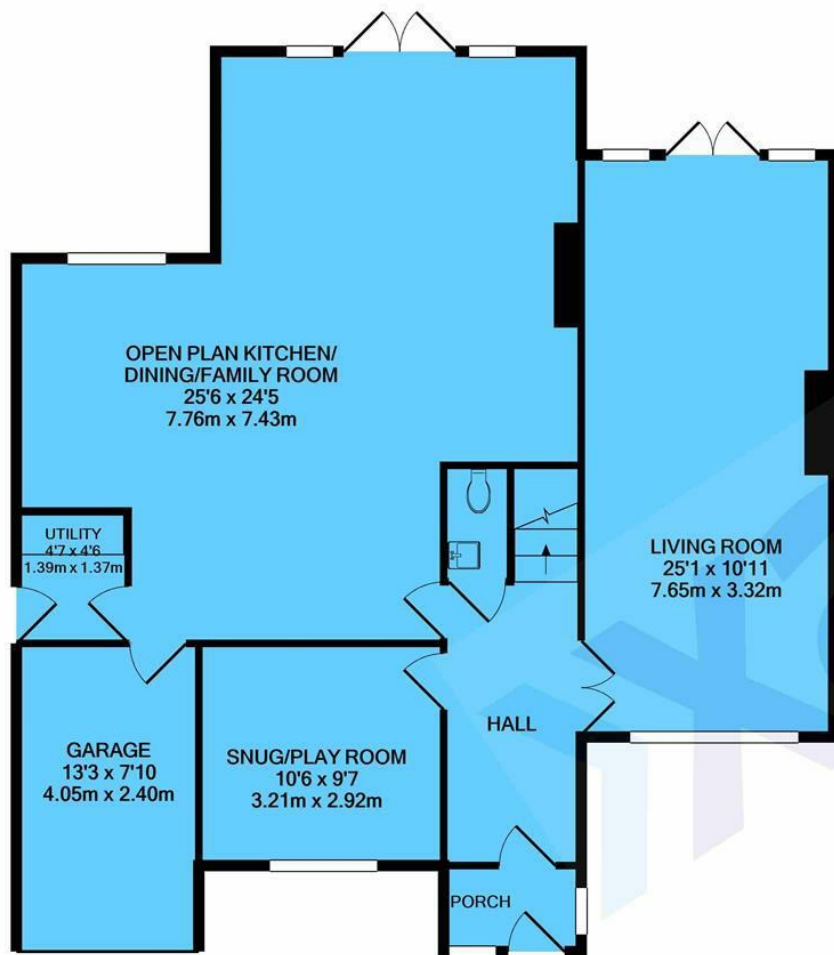
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



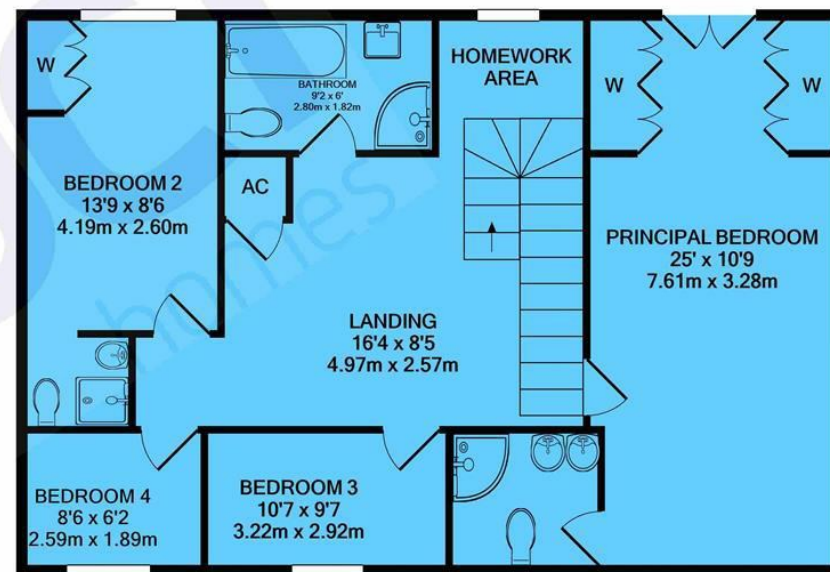








GROUND FLOOR  
APPROX. FLOOR  
AREA 1093 SQ.FT.  
(101.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 845 SQ.FT.  
(78.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1937 SQ.FT. (180.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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