



Floor Layout



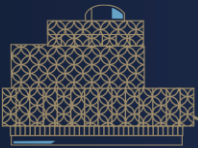
Total approx. floor area 2,257 sq ft (210 sq m)

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. Made with Metropix ©2019.

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REASSURINGLY LOCAL



Knightlow Road

Harborne

B17 8PS

Offers In Excess Of £995,000

- Four Bedroom Detached Family Home
- 2257 Sq. Ft.
- South Facing, Beautifully Landscaped Gardens With Terrace
- Generous Off Road Parking



Knightlow Road,
Harborne, Birmingham, B17 8PS
Offers In Excess Of £995,000

Property Description

DESCRIPTION A beautifully presented and substantially extended four-bedroom family home set within this desirable location in Harborne. This gorgeous family home has gone through extensive renovation being extended from a single storey dwelling to a two-storey rear extension including Juliette balcony, first floor side extension, basement extension and raised patio area to rear. With a host of retained period features the property provides extensive accommodation including a state-of-the-art open plan kitchen living space and a large rear garden complete with sun terrace. The property benefits from further approved planning to erect a two-storey front and side extensions and roof alterations including increase in roof height and installation of 2 No. dormer windows to front and rear. (Plans can be request from James Laurence)

The property briefly comprises entrance porch and hallway, front reception room, large open plan living quarters incorporating living and dining areas along with a fully fitted kitchen area, the ground floor is completed with a separate utility room, cloakroom and a spiral staircase lead down to the study/games room. The upstairs comprises of four double bedrooms, including a master with en-suite shower room, and a family bathroom completes the internal accommodation. The outside includes a newly landscaped driveway at the front, there is an integral garage which houses the central heating system and a large south facing rear garden with a raised sun terrace above the games room.

LOCATION Knightlow Road is located off Lorkwood and Gillhurst Roads, in a popular neighbourhood within easy reach of Harborne High Street with a plethora of shops, boutiques, independent restaurants/bars and amenities. Excellent road and transport links are within a few minutes walk- to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute.

SCHOOL Primary, secondary and prep schools are very close such as Lorkwood Grk and Boys school, King Edward Foundation Schools, Our Lady of Fatma primary along with Hallfield Preparatory Schools, West House, Blue Coat School and St George's School beyond.

LEISURE Leisure facilities are provided with Harborne's parks and Fitness Centres swimming baths, not to mention the city's first 50m swimming pool at the recently completed Birmingham University complex plus Harborne golf club. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention centres such as the ICC and Symphony Hall, facilities to be proud of.

APPROACH Welcoming new block paving driveway with plenty of room for 3 or more cars, front garden with shrubbery, with garage doors, and front door to:

Further to the properties recent high specification upgrade, the front elevation has been newly rendered and the Tudor boards refurbished.

PORCH Porch consists of ceiling light point, floor tiling and double glazed window to front, a door leads in to hallway.

ENTRANCE HALLWAY Original wooden flooring, radiator, ceiling light points, decorative coving, double glazed window, power points, a return staircase leads to first floor with storage under, and doors to:

SNUG 16' 7" x 11' 11" (5.05m x 3.63m) Front facing double glazed bay window, wall light points, laminate flooring, ceiling coving, power points.

OPEN-PLAN LIVING/DINING/KITCHEN

DINING AREA 11' 10" x 12' 3" (3.61m x 3.73m) Located in the heart beat of this magnificent family area, interlinking the living room & kitchen breakfast area with views over the rear garden, wall light point, wooden flooring, power points & radiators.

KITCHEN/BREAKFAST AREA 14' 3" x 19' 2" (4.34m x 5.84m) Fully integrated kitchen with appliances. Comprising wall and base units, Quartz work surfaces, sink/drainer with mixer tap, five ring gas hob with extractor hood over, two electric oven and microwave/oven, coffee machine, dishwasher, fridge/freezer, wine cooler, island with seating and storage beneath, Double glazed windows to rear elevation, three Velux windows, spotlights and ceiling light points, engineered oak flooring, designer radiators.

LIVING ROOM 14' 0" x 11' 11" (4.27m x 3.63m) Doors to rear garden, feature log burner, ceiling light points, wooden floor and radiators.



UTILITY ROOM Base unit, work surface incorporating stainless steel sink/drainer with mixer tap, plumbing for washing machine, space for tumble dryer, wooden flooring, window to side elevation, door to wc..

DOWNSTAIRS W.C. Sink, low level WC, ceiling light point, radiator, wooden flooring.

STAIRS LEADING TO FAMILY ROOM

FAMILY ROOM 12' 2" x 18' 8" (3.71m x 5.69m) Wall to wall double glazed windows and a double sliding door in-between to the south facing rear garden, ceiling light points, wooden flooring, designer radiators.

STAIRS LEADING TO FIRST FLOOR

LANDING Stairs rising to the first floor with storage cupboard, carpeted double glazed window to front elevation, ceiling light, built in storage cupboard, radiator.

MASTER BEDROOM 15' 7" x 13' 9" (4.75m x 4.19m) Juliette Balcony over looking the south facing garden, double glazed windows to rear elevation, fitted wardrobes, ceiling light point, radiator, door to:

ENSUITE Luxury walk-in shower, low level WC, M & Mrs hand basins, spotlights to ceiling, fully tiled walls and floor to wet areas, heated towel rail and underfloor heating.

BEDROOM TWO 13' 11" x 11' 11" (4.24m x 3.63m) Double glazed window to rear elevation, light point to ceiling, radiator.

BEDROOM THREE 12' 0" x 11' 10" (3.66m x 3.61m) Double glazed windows to front elevation, light point to ceiling, radiator.

BEDROOM FOUR 11' 11" x 13' 6" (3.63m x 4.11m) Double glazed windows to front elevation, fitted wardrobe, light point to ceiling, radiator.

FAMILY BATHROOM Free standing double ended bath, corner shower cubicle, low level WC, wash hand basin, fully tiled walls and floor, heated towel rail and underfloor heating.

OUTSIDE

GARDEN A stunning terrace stretches the entire width of the house and is the perfect location for summertime entertaining and BBQs. This is a great spot to relax and enjoy the view over the south facing garden. Private and well-screened, the deep, mature planted borders provide interest and colour all year round, and the superb, level lawn means the children can enjoy outdoor games. The gardens here are sublime, and the current owners have spent time landscaping this gorgeous space to be beautiful yet practical.

GARAGE 17' 3" x 8' 11" (5.26m x 2.72m) Up and over door, houses fuse board, wall mounted boiler, power and light.

JAMES LAURENCE MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains services are connected to the property.

Local Authority: Birmingham City Council

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To book a viewing
of this property:

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