



smarthomes



- A Breath-Taking Detached Family Home
- Five Bedrooms All With Luxury En-Suite Facilities
- Impressive Open Plan Family Dining Kitchen
- Detached Two Double Bedroom Annexe

Station Road, Knowle, Solihull, B93 0ER

£1,500,000

A breath-taking detached family home boasting five bedrooms all with luxury en-suite facilities, impressive open plan family dining kitchen, sitting room, versatile home office/gym, Westerly facing landscaped rear garden with two double bedroom detached annexe, gated resin driveway and double garage.

Council Tax Band – F. EPC Rating - 45



Property Description

This exquisitely crafted and utterly breath-taking five bedroom, five luxury bathroom detached residence showcases an impressive 3229.17 sq ft of opulent living space. In addition, it boasts a detached purpose-built annexe featuring two bedrooms, a luxurious bathroom, and an open plan kitchen, dining, and living area.

The meticulous attention to detail displayed in this extraordinary development can only be fully appreciated through a personal inspection of its lavish interiors. Situated on an expansive plot, the property is accessed through a grand resin driveway with an electronic gated entrance, while the rear is graced by a magnificent westerly facing garden.





Internally, this residence offers an unparalleled family haven, highlighted by a magnificent open plan luxury breakfast kitchen. Adorned with a range of integrated appliances, a striking central island/breakfast bar, and bifold doors that open onto the rear patio, this space is truly a culinary masterpiece.

The beautifully proportioned living room, conveniently located adjacent to the kitchen, provides an ideal space for relaxation.

Additionally, there is a separate sitting room at the front elevation, as well as a versatile home office or gym.

A utility room, downstairs WC, and guest cloakroom complete the ground floor, all of which are accessed through an imposing entrance hallway featuring a captivating staircase leading to the first floor and benefits from underfloor heating with individual thermostatic controls, and is adorned with Karndean flooring and fitted carpets throughout.

The first floor is home to five double bedrooms, each boasting its own luxurious en-suite facility. These bedrooms and en-suite facilities have been meticulously designed, with the principal suite offering a captivating view of the impressive westerly facing rear garden from its private balcony.

Outside, the property is surrounded by a beautifully landscaped garden, providing a serene and private sanctuary. A full-width resin patio and pathway lead to the rear of the garden, where the spacious and versatile annexe can be found.

This annexe benefits from underfloor heating throughout and features a large open plan living and dining area, as well as two double bedrooms serviced by a luxurious bathroom.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - F







316 Stratford Road, Shirley,
Solithull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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.