

Purnells Way, B93



PROPERTY ADDRESS
89 Purnells Way
Knowle
Solihull
B93 9EE

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

- Fully refurbished four-bedroom detached family home on Purnells Way
- Stylish open-plan kitchen, dining and utility space with Karndean flooring
- Contemporary kitchen with quartz worktops, bespoke island and integrated appliances
- Cosy front living room with bay window, feature fireplace and built-in media unit
- South-facing rear garden with patio, plus driveway parking and garage

There is a cosy living room at the front of the property, decorated in calming neutral tones with bay window and feature fireplace with integrated media unit and shelving either side. This is the ideal room for curling up with family to watch a film.

As you head into the heart of this home, you pass the WC, before it opens out into a superb open plan space which is not only aesthetically pleasing but has also been designed thoughtfully with the demands of modern family living in mind.

Although this is largely an open space, it is cleverly divided into three distinct areas: dining area, kitchen and utility. This layout ensures the space 'flows' perfectly and the stunning Karndean flooring runs seamlessly throughout this area.

The kitchen has contemporary light grey wall and base units and a white quartz worktop. There is also a bespoke island in contrasting navy with matching worktop, perfect for preparing food whilst children do homework or dinner party guests relax. The island also provides useful additional storage. There also an integrated full height fridge/freezer, dishwasher, oven, hob and extractor. The utility room provides additional wall and base unit storage, second sink and has ample room for a washing machine and tumble dryer

This home has a fresh, contemporary feel whilst retaining all of its homely warmth.

Up the staircase, you will find an inviting double bedroom with feature panelling, built in wardrobe and large window to the front of the property.

There are two more double bedrooms, a family bathroom and a fourth bedroom currently used as a home office on this floor – all beautifully finished.



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There is scope to extend the first floor accommodation further by going above the garage, subject to the necessary consents.

To the rear of the property, there is a south facing garden with recently laid patio area.

To the front, there is driveway parking for multiple cars and a garage which provides useful additional storage.

Knowle High Street with its wide variety of independent cafes, shops, bars and restaurants is less than a ten minute walk away, as are the well respected local primary and secondary schools.