



## Woodrow Crescent, Knowle

Guide Price £575,000





## PROPERTY OVERVIEW

Located on a quiet road in Knowle is this delightful three/four bedroom detached property offering superb scope for extension or redevelopment subject to necessary planning permission. The property is set behind a wide block paved driveway offering parking for multiple vehicles and a lawn foregarden. The ground floor accommodation is accessed via an entrance porchway and consists of:- a large split level living / dining room with excellent views of both the front of the property and the rear garden; a conservatory opening out to a patio seating area; a fitted kitchen with ample work surfaces; a home office offering versatility to be used as a family room or downstairs bedroom; and a guest toilet. The first floor accommodation is made up of three bedrooms; one of which is a large principal bedroom with fitted wardrobes and all bathrooms are serviced via a family bathroom. Outside the property enjoys a beautiful south-facing rear garden benefiting from a large patio seating area and a detached single garage. The property has previously been granted planning permission which has since lapsed (PL/2018/03247/MINFHO). Call Xact Homes today to arrange a viewing.





## 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: E

Tenure: Freehold

- Three/Four Bedroom Detached Property
- Scope For Extension Subject To Planning
- Split Level Living / Dining Room
- Home Office / Family Room / Downstairs Bedroom
- South-Facing Rear Garden
- Single Garage
- Quiet Road In Knowle





**ENTRANCE PORCH WAY**

**LIVING ROOM**

18' 4" x 15' 1" (5.60m x 4.60m)

**DINING ROOM**

16' 1" x 11' 4" (4.90m x 3.45m)

**CONSERVATORY**

11' 10" x 7' 7" (3.60m x 2.30m)

**FITTED KITCHEN**

12' 8" x 7' 7" (3.85m x 2.30m)

**HOME OFFICE / FAMILY ROOM / DOWNSTAIRS  
BEDROOM**

8' 6" x 7' 5" (2.60m x 2.25m)

**GUEST WC**

3' 11" x 4' 3" (1.20m x 1.30m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 7" x 11' 6" (4.75m x 3.50m)

**BEDROOM TWO**

12' 4" x 8' 8" (3.75m x 2.65m)

**BEDROOM THREE**

9' 2" x 7' 2" (2.80m x 2.18m)

**BATHROOM**

9' 2" x 4' 7" (2.80m x 1.40m)

**OUTSIDE THE PROPERTY**

**SOUTH FACING REAR GARDEN**

**DETACHED SINGLE GARAGE**



#### **ITEMS INCLUDED IN SALE**

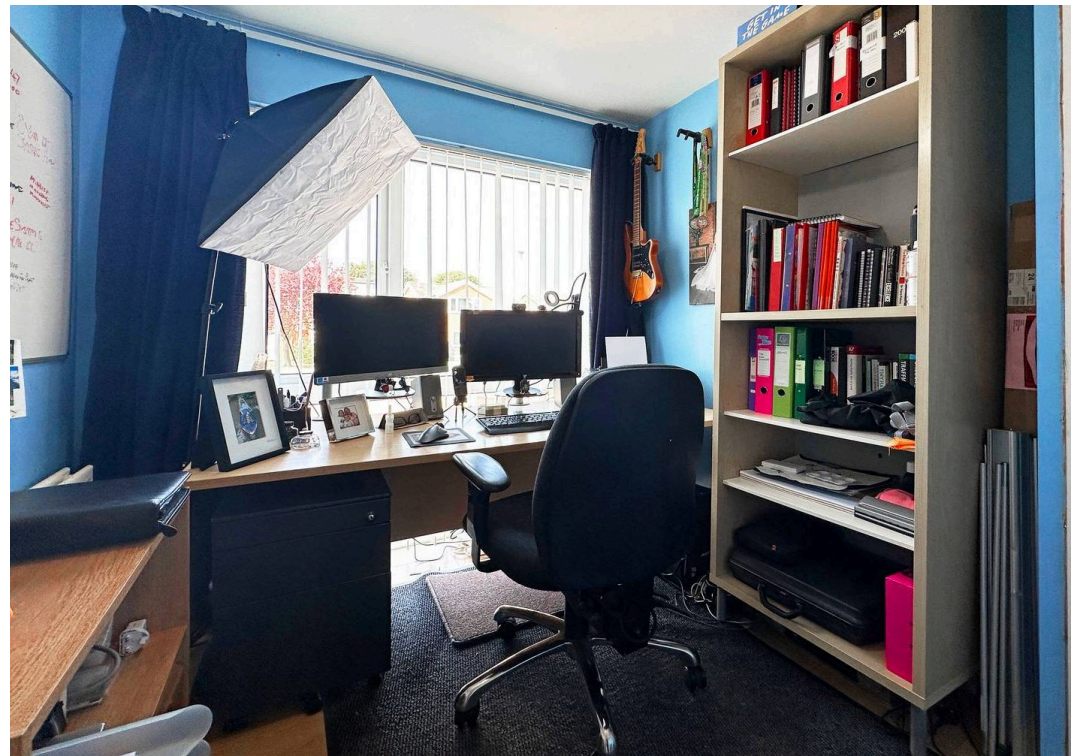
Free standing cooker, extractor, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, a garden shed and a greenhouse.

#### **ADDITIONAL INFORMATION**

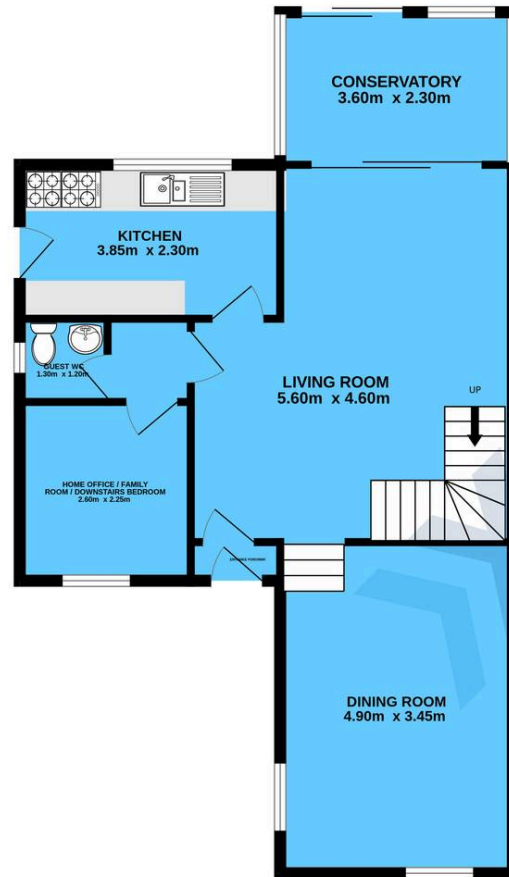
Services - mains gas, electricity and mains sewers.  
Broadband - Utility Warehouse.

#### **INFORMATION FOR POTENTIAL BUYERS**

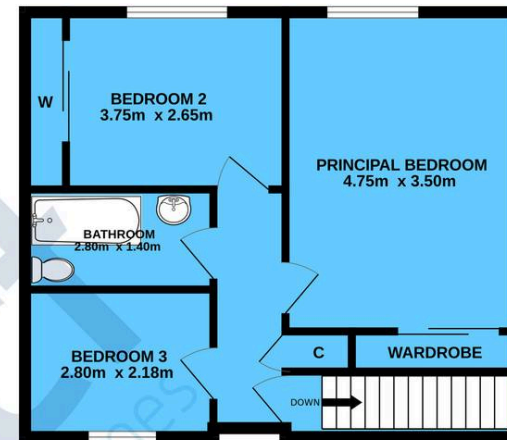
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
2. These particulars do not constitute in any way an offer or contract for the sale of the property.  
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.  
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST 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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# Xact Homes

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