



Wychwood Avenue, Knowle

Guide Price £1,300,000





PROPERTY OVERVIEW

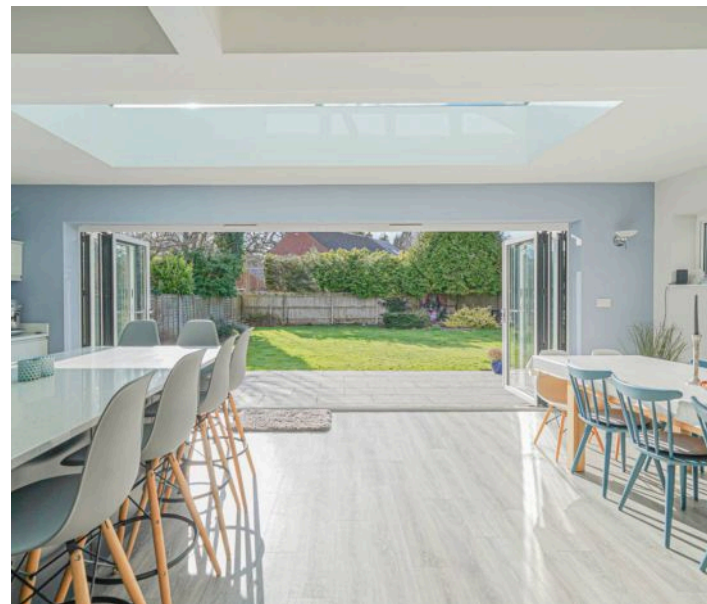
The ultimate family home!

Set upon the best plot on the prestigious road, Wychwood Avenue corner plot is this stunning five bedroom detached property which has been significantly extended and remodelled by the existing owners creating a highly versatile family home benefiting from an abundance of natural light throughout taking advantage of the countryside views. A very impressive property set with the best of both worlds, walking distance to Knowle High Street and all of Knowle's amenities and glorious countryside views to the front and side of the property. The property is set behind a wide driveway comprised of limestone gravel with a 'in and out' aspect supplying extreme practicality and ample parking for over ten vehicles. All ground floor accommodation accessed via a spectacular entrance hallway with semi vaulted ceiling and includes a feature oak and glass staircase, ample storage courtesy of a large cloakroom which is ideal to hide away the chaos of family life and further downstairs shower room further adding to the practicality of this spectacular property. At the heart of the property is an open plan kitchen / diner / family room with a range of integrated appliances and underfloor heating throughout; featuring a expansive central island with breakfast bar; bi-fold doors opening to the rear patio; and ample space for both a dining table and sofa seating. An ideal room for hosting and entertaining.





The remainder of the ground floor accommodation is made up of a spacious living room with Gazco feature fireplace overlooking the front of the property over the fields; a home office offering versatility to be used as a family / play room or further bedroom as it is situated adjacent to the downstairs shower room and a practical utility with further storage. The first-floor accommodation is made up of four generously sized double bedrooms all of which are serviced via individual luxury ensuite bathrooms. The principal bedroom benefits from a spacious dressing room / walk-in wardrobe with a luxury ensuite with both a walk-in shower and bath and a Juliet style balcony to the front elevation which oversees the countryside views all the way to Knowle canal. The property also benefits from an additional annex which includes a double bedroom; living room with kitchen area; and a shower room. One of the key features of the property is the spectacular south westerly flat facing garden, an ideal children's football pitch, with a full width patio which is constantly bathed in sunlight and allows access to the annex and the large garden room / bar area / teenage room which features an electricity supply further enhancing the usability.



The entire property including the annex and garden room features CAT 6 cabling and USB points further enhancing the usability of all spaces. To view the ultimate family home set on the best plot at the end of a quiet cul-de-sac, walking distance to Knowle village and superb countryside views call Xact Homes today 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.

Council Tax band: F

Tenure: Freehold

- Significantly Extended & Remodeled
- Impressive Corner Plot
- Living Room & Home Office
- Detached Annex With Bedroom
- Wide In & Out Driveway
- Open Plan Kitchen / Diner / Family Room With Underfloor Heating
- Large South Westerly & Private Rear Garden With Summerhouse
- Magnificent Five Bedroom Detached Property
- Four Double Bedrooms All With Ensuites



ENTRANCE HALLWAY

CLOAKROOM

12' 10" x 5' 3" (3.90m x 1.60m)

SHOWER ROOM

6' 7" x 5' 7" (2.00m x 1.70m)

KITCHEN/DINING ROOM

23' 5" x 18' 4" (7.15m x 5.60m)

FAMILY ROOM

12' 10" x 15' 3" (3.90m x 4.65m)

LIVING ROOM

19' 6" x 12' 10" (5.95m x 3.90m)

HOME OFFICE

13' 1" x 9' 2" (4.00m x 2.80m)

UTILITY

9' 8" x 10' 4" (2.95m x 3.15m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 4" x 12' 6" (3.75m x 3.80m)

DRESSING ROOM/WALK IN WARDROBE

6' 9" x 10' 8" (2.05m x 3.25m)

ENSUITE

5' 7" x 10' 8" (1.70m x 3.25m)



BEDROOM TWO

19' 4" x 12' 4" (5.90m x 3.75m)

ENSUITE

10' 8" x 4' 11" (3.25m x 1.50m)

BEDROOM THREE

12' 2" x 12' 6" (3.70m x 3.80m)

ENSUITE

4' 5" x 6' 7" (1.35m x 2.00m)

BEDROOM FOUR

ENSUITE

6' 7" x 4' 5" (2.00m x 1.35m)

ANNEX

BEDROOM FIVE

8' 0" x 8' 8" (2.45m x 2.65m)

LIVING ROOM/KITCHEN

18' 1" x 8' 8" (5.50m x 2.65m)

SHOWER ROOM

OUTSIDE THE PROPERTY

SUMMER HOUSE

TOTAL SQUARE FOOTAGE

272.0 sq. m (2928 sq. ft) approx.

SOUTH WEST FACING GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds, fitted wardrobes in bedroom one, underfloor heating, garden shed/summer house and CCTV.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

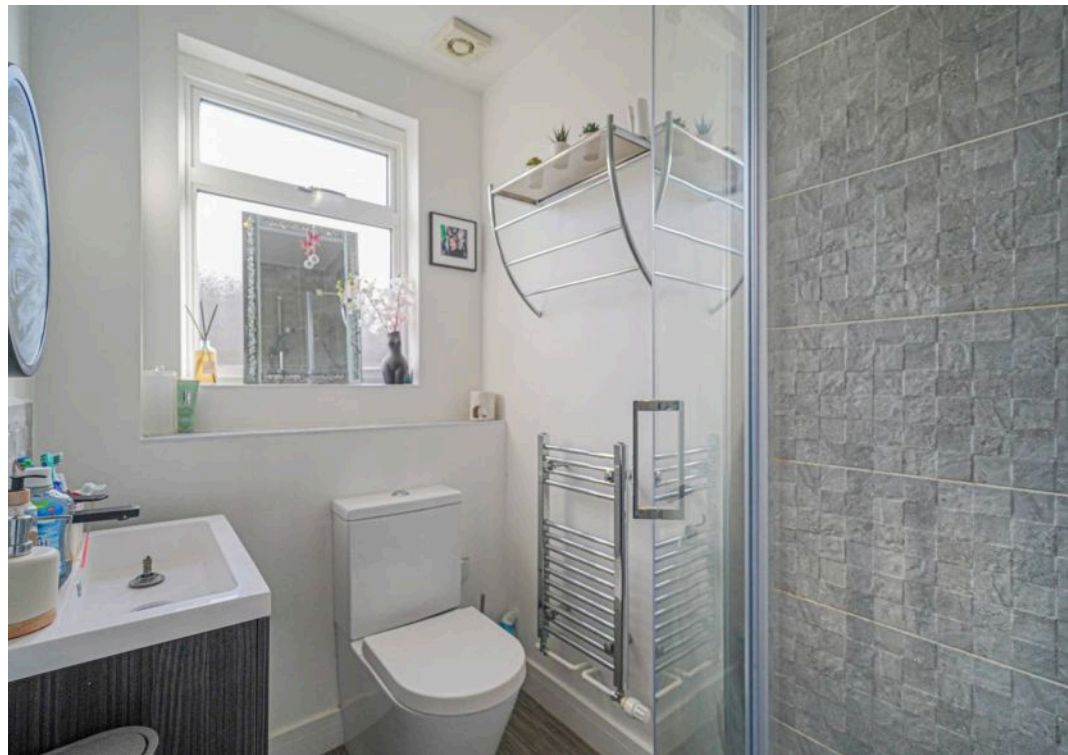
Bedroom one - dressing room

ADDITIONAL INFORMATION

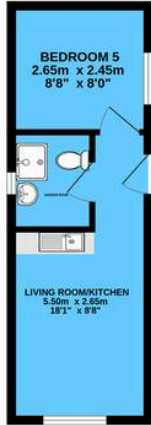
Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Fibre-Optic.

INFORMATION FOR POTENTIAL BUYERS

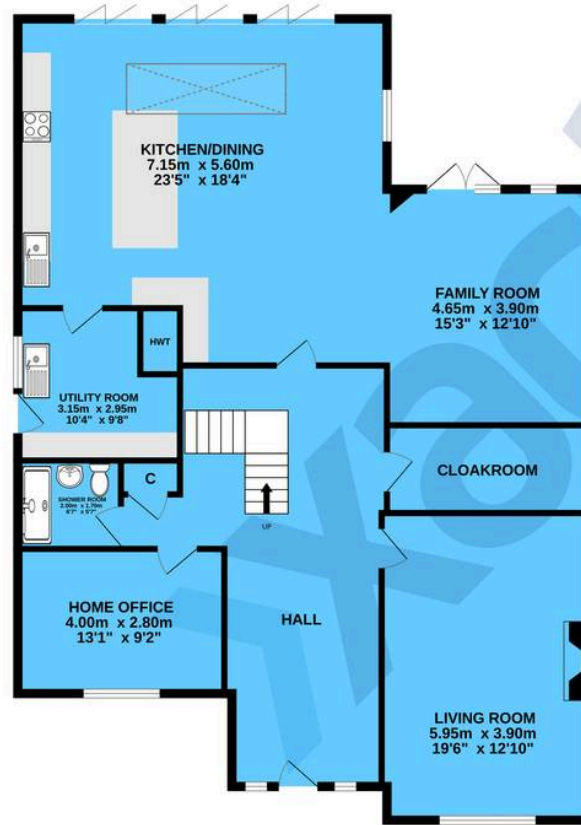
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



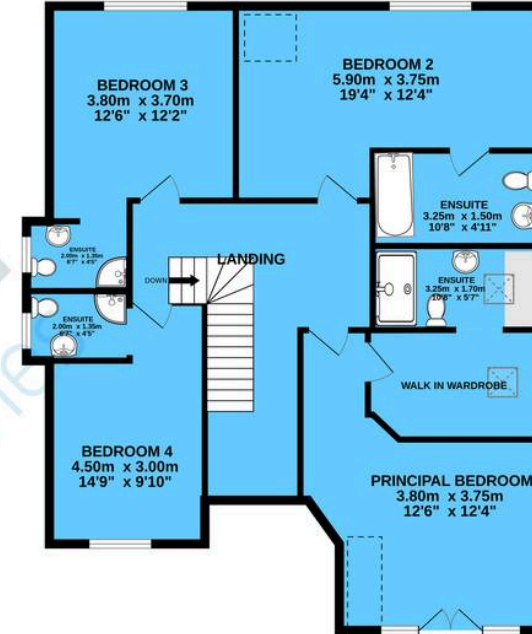
OUTBUILDING
21.3 sq.m. (229 sq.ft.) approx.



GROUND FLOOR
145.8 sq.m. (1569 sq.ft.) approx.



1ST FLOOR
104.9 sq.m. (1129 sq.ft.) approx.



TOTAL FLOOR AREA : 272.0 sq.m. (2928 sq.ft.) approx.

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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