



Wychwood Avenue, Knowle

Guide Price **£1,250,000**

xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled on a premier road in the sought-after area of Knowle, this significantly extended and immaculate family home is a true embodiment of modern luxury living. Exuding elegance and sophistication, this property offers a harmonious blend of style, functionality, and spaciousness.

Upon entering the home, you are greeted by a welcoming entrance hall, benefitting from a convenient guest cloakroom, that flows seamlessly through the meticulously designed layout. The property boasts three reception rooms, catering to various needs; a versatile family/playroom, a living room to the rear with bi-fold doors and integrated log burner, and a practical office space, providing ample space for both relaxation and productivity. Underfloor heating is also installed into the living room, family room and kitchen areas. Off the kitchen is a large utility, providing access into the garage / store.

The heart of the home lies in the outstanding kitchen/dining and family room, accentuated by a skylight and bi-fold doors that lead out to the rear garden. This area is a perfect setting for entertaining guests or simply enjoying quality time with family.





Offering generous living accommodation, the property features five double bedrooms and three luxurious bathrooms, ensuring comfort and privacy for all residents. Each bedroom is thoughtfully designed with modern aesthetics and practicality in mind.

Externally, the property is just as impressive. The landscaped westerly facing rear garden offers a tranquil retreat, complemented by a garden room that provides additional versatile living space. The front of the property is equally appealing, featuring a tarmac driveway which offers ample parking space and includes the convenience of an electric car charging point. This leads to a garage/store, perfectly suited to meet all your storage and charging needs.

Situated within the desirable Arden Academy catchment area, this property offers a perfect balance of convenience and prestige for families looking to settle in a desirable location with excellent educational opportunities.

In conclusion, viewing this immaculate home is essential to fully appreciate its unparalleled beauty and the exceptional lifestyle it offers. With its attention to detail, modern design, and prime location, this property presents a rare opportunity to own a truly remarkable family home in Knowle.





- Significantly Extended And Absolutely Immaculate Family Home Set On A Premier Road Of Knowle
- Three Reception Rooms Including Family / Play Room, Living Room And Office
- Superb Family Accommodation Including Five Double Bedrooms And Three Luxury Bathrooms
- Outstanding Kitchen / Dining And Family Room With Skylight And Bi-Fold Doors Leading To Rear Garden
- Set Behind Tarmacadam Driveway, Providing Ample Parking And Electric Car Charging Point, Which Leads To Garage / Store
- Landscaped Westerly Facing Rear Garden With Garden Room



- Arden Academy Catchment Area
- Viewing Essential To Fully Appreciate This Immaculate Property



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: G

Tenure: Freehold



ENTRANCE HALL

WC

LIVING ROOM

19' 6" x 13' 0" (5.95m x 3.95m)

FAMILY / PLAYROOM

10' 8" x 8' 10" (3.25m x 2.70m)

KITCHEN / DINING / FAMILY ROOM

23' 0" x 19' 8" (7.00m x 6.00m)

OFFICE

10' 8" x 8' 4" (3.25m x 2.55m)

UTILITY ROOM

10' 8" x 6' 7" (3.25m x 2.00m)

INTEGRAL GARAGE / STORE

14' 11" x 7' 10" (4.55m x 2.40m)

FIRST FLOOR

PRINCIPAL BEDROOM

19' 6" x 13' 7" (5.95m x 4.15m)

ENSUITE

10' 0" x 4' 5" (3.05m x 1.35m)

BEDROOM TWO

19' 6" x 13' 0" (5.95m x 3.95m)

ENSUITE

8' 10" x 6' 5" (2.70m x 1.95m)

BEDROOM THREE

15' 9" x 9' 10" (4.80m x 3.00m)

BEDROOM FOUR

13' 5" x 11' 0" (4.10m x 3.35m)

BEDROOM FIVE

16' 5" x 8' 10" (5.00m x 2.70m)

BATHROOM

10' 0" x 8' 6" (3.05m x 2.60m)

TOTAL SQUARE FOOTAGE

228.4 sq.m (2458 sq.ft) approx.



OUTSIDE THE PROPERTY

LANDSCAPED WESTERLY FACING GARDEN

GARDEN ROOM

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, some curtains, all blinds, some light fittings, underfloor heating, garden room (installed in 2019 by Green Retreats, with insulation, electric and broadband supply), electric garage door and an electric car charging point.

ADDITIONAL INFORMATION

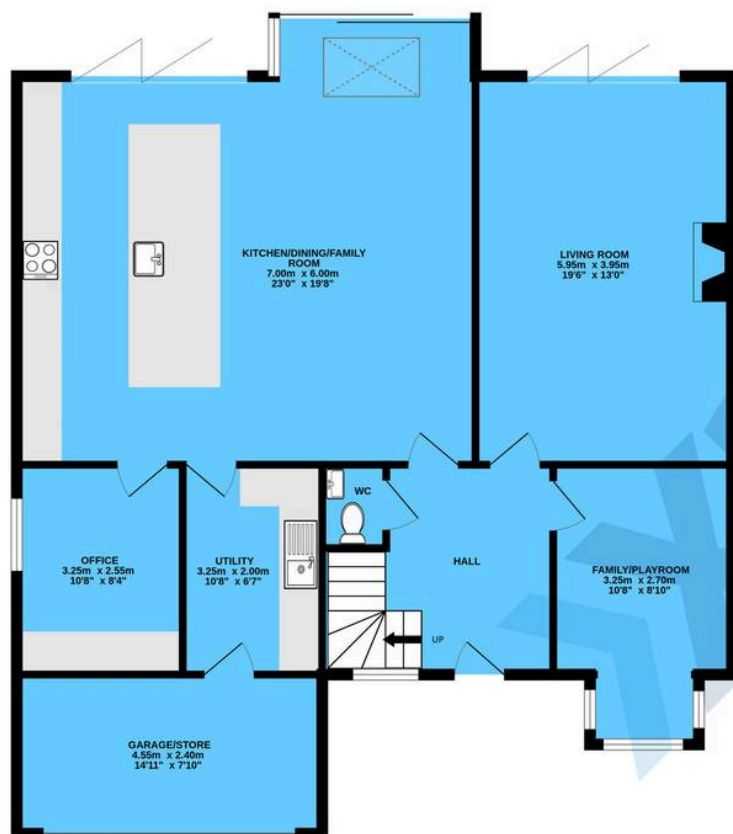
Services – direct mains water, sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

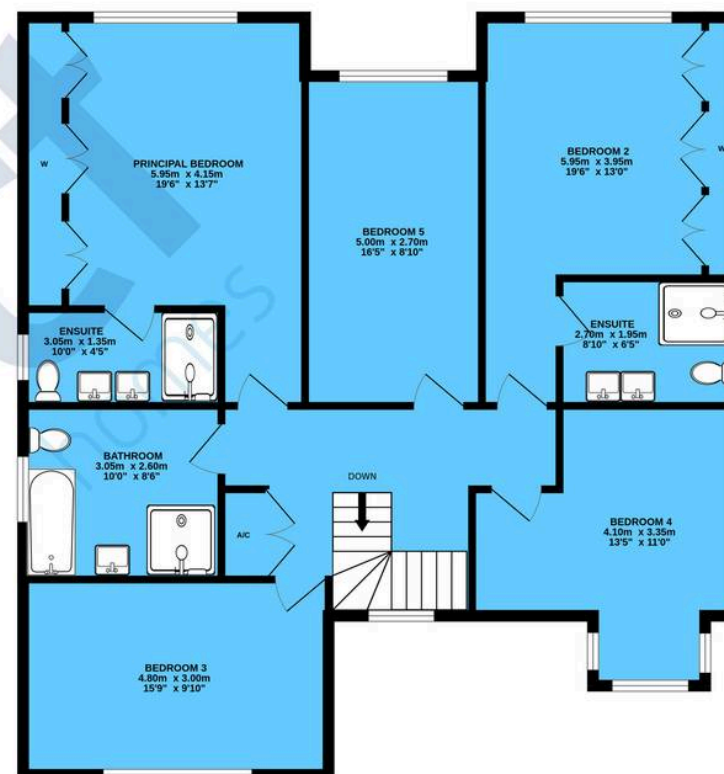
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



TOTAL FLOOR AREA : 228.4 sq.m. (2458 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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