



Woodrow Crescent, Knowle

Guide Price £650,000





PROPERTY OVERVIEW

Situated in the picturesque village of Knowle, this flawlessly extended five-bedroom detached house resides on a generous corner plot, nestled in a tranquil cul-de-sac. The property boasts a commanding presence with a substantial front lawn and a tarmac driveway, promising ample space for parking.

On entering the residence, the welcoming hallway provides access to all the primary living spaces. The capacious lounge diner exudes warmth and elegance, creating an ideal space for relaxation and entertaining. The fully fitted breakfast kitchen exudes charm and functionality, serving as a hub for culinary creativity, supported by a spacious utility room located off the entrance hallway. Completing the ground floor is a versatile bedroom or additional reception room, complemented by its own ensuite bathroom, catering to diverse lifestyle requirements.

Ascending to the first floor, a well-appointed family bathroom servicing four generously sized bedrooms awaits, with each bedroom offering a comfortable retreat for rest and rejuvenation. Natural light floods through the windows, enhancing the ambience within.





The rear of the property reveals an expansive garden, offering a serene retreat for outdoor activities and gatherings. A feature patio area provides an ideal spot for al fresco dining and outdoor entertainment, adding a touch of luxury to every-day living. The property boasts tremendous potential (STPP), as many neighbouring properties have completed significant double storey side & rear extension work, therefore setting an existing precedent.

Offered to the market with no upward chain, this property presents a rare opportunity. Conveniently located within walking distance to the vibrant villages of Knowle and Dorridge, residents can enjoy a diverse array of amenities, including shops, eateries, and excellent transport links.

In summary, this meticulously designed residence provides a harmonious blend of modern convenience and timeless elegance, offering a rare opportunity to acquire a spacious family home within a sought-after locale. Book your viewing today and experience the allure of this exceptional property firsthand.





- Extended Five Bedroom Detached House Set On A Large Corner Plot In A Quiet Cul-De-Sac In The Village Of Knowle
- Set Behind A Large Front Lawn & Tarmac Driveway
- All Living Accommodation Is Located Off The Entrance Hallway & Is Comprised Of A Large Lounge Diner, Fitted Breakfast Kitchen, Large Utility Room & Guest WC
- In Addition, The Property Boasts A Versatile Downstairs Bedroom Or Additional Reception Room With Its Own Ensuite Bathroom
- To The First Floor Are Four Well Proportioned Bedrooms Which Are Serviced By The Family Bathroom
- To The Rear Of The Property Is An Expansive Garden With Feature Patio Area
- Potential For Double Storey Extension (STPP)
- Offered To The Market With No Upward Chain
- Located Walking Distance To Both Knowle & Dorridge Village





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



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

10' 8" x 10' 6" (3.25m x 3.20m)

UTILITY ROOM

15' 9" x 6' 9" (4.80m x 2.05m)

LOUNGE DINER

23' 7" x 13' 3" (7.20m x 4.05m)

BEDROOM FIVE

20' 2" x 14' 9" (6.15m x 4.50m)

ENSUITE

6' 11" x 5' 7" (2.10m x 1.70m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 10' 6" (4.30m x 3.20m)

BEDROOM TWO

11' 10" x 8' 10" (3.60m x 2.70m)

BEDROOM THREE

10' 6" x 9' 6" (3.20m x 2.90m)

BEDROOM FOUR

10' 8" x 7' 3" (3.25m x 2.20m)

BATHROOM

7' 5" x 7' 5" (2.25m x 2.25m)

TOTAL SQUARE FOOTAGE

136.0 sq.m (1464 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN

PATIO AREA



ITEMS INCLUDED IN THE SALE

Neff integrated oven, Morphy Richards microwave, Beko fridge, Beko freezer, Bosch dishwasher, Bosch washing machine, all carpets, some curtains, all blinds, all light fittings, fitted wardrobes in all five bedrooms, all soft furnishings, solar panels (on lease) and 2x garden sheds.

ADDITIONAL INFORMATION

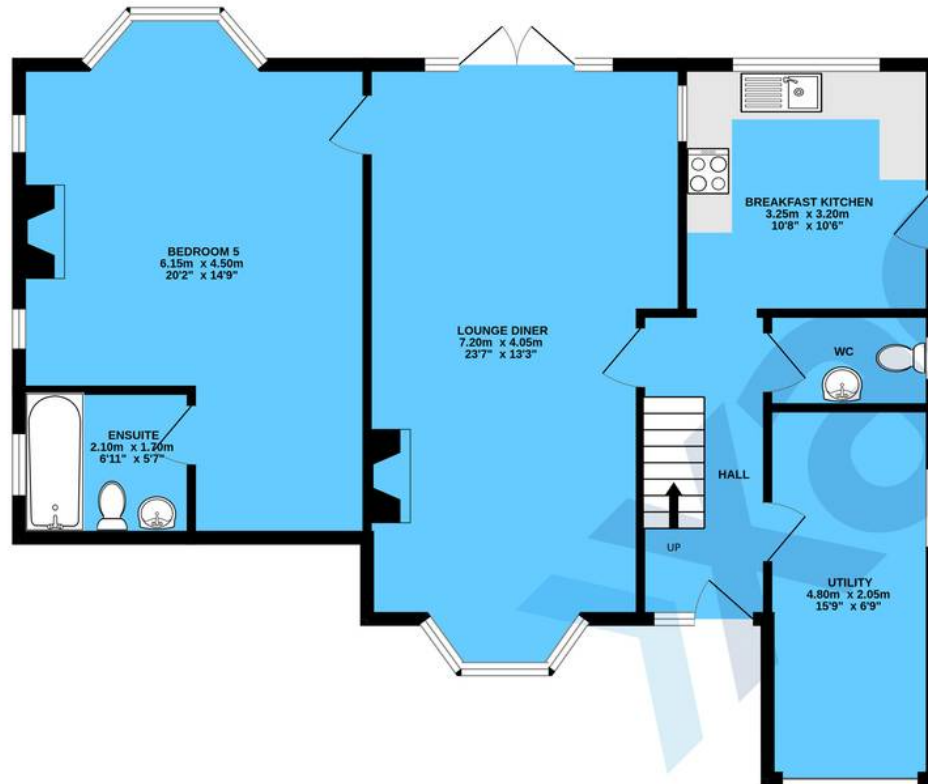
Services - direct mains water, sewers, electricity and solar PV (Photovoltaic) panels (on lease). Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

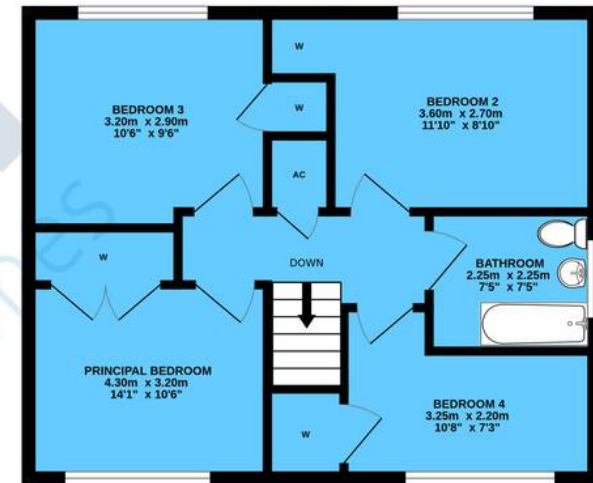
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 136.0 sq.m. (1464 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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