



## Wootton Close, Knowle

Guide Price £525,000







## PROPERTY OVERVIEW

Situated in the sought-after area of Knowle, this three-bedroom semi-detached property, originally constructed by renowned builders Miller Homes, offers an exceptional opportunity to own a home in a prime location. A mere stone's throw away from Knowle High Street, residents will find themselves within walking distance to a variety of local amenities, including shops, restaurants, and schools, making every-day living a convenient and pleasant experience. Upon arrival, the property immediately impresses with its tarmacadam driveway, providing ample parking space for multiple vehicles. An inviting entrance hallway leads to the dual-aspect living room and kitchen/diner, both flooded with natural light. The ground floor also features a guest cloakroom, adding practicality to the layout. Moving to the first floor, three well-appointed bedrooms await, along with two bathrooms. The principal bedroom boasts an ensuite shower room for added privacy and luxury, while the remaining bedrooms are served by a stylish family bathroom. One of the standout features of this property is its beautifully landscaped rear garden, providing a private outdoor space to relax and entertain. Whether enjoying a morning coffee or hosting a summer BBQ, the garden offers a tranquil retreat from the hustle and bustle of daily life.







Furthermore, this property falls within the catchment area of the highly regarded Arden Academy, enhancing its appeal to families seeking excellent educational opportunities for their children. In summary, this property presents a rare chance to own a well-designed home in a desirable location, blending modern living with comfort and convenience. With its quality construction, practical layout, and proximity to amenities and schools, this property is sure to attract those seeking a comfortable and stylish abode in the heart of Knowle. Book your viewing today to experience the charm and potential of this outstanding property firsthand.

#### 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 Bedroom Semi Detached Property Originally Built By Miller Homes
- Located Just A Short Walk Away From Knowle High Street And All Local Amenities
- Benefitting From Tarmacadam Driveway Providing Ample Parking
- Dual Aspect Living Room & Kitchen / Diner Located Off Entrance Hallway With Guest Cloakroom
- Three Bedrooms And Two Bathrooms To First Floor With Principal Bedroom With Ensuite Shower Room And Family Bathroom Servicing Remaining Bedrooms
- Beautifully Landscaped Rear Garden
- Arden Academy Catchment Area

#### **ENTRANCE HALLWAY**

##### **WC**

6' 7" x 3' 3" (2.01m x 0.99m)

##### **LIVING ROOM**

18' 6" x 12' 10" (5.64m x 3.91m)

##### **KITCHEN/DINER**

18' 6" x 8' 11" (5.64m x 2.72m)

#### **FIRST FLOOR**

##### **PRINCIPAL BEDROOM**

12' 8" x 12' 3" (3.86m x 3.73m)

##### **ENSUITE**

6' 11" x 5' 8" (2.11m x 1.73m)

##### **BEDROOM TWO**

11' 0" x 8' 11" (3.35m x 2.72m)

##### **BEDROOM THREE**

9' 3" x 7' 5" (2.82m x 2.26m)

##### **BATHROOM**

8' 0" x 5' 6" (2.44m x 1.68m)

#### **TOTAL SQUARE FOOTAGE**

101.2 sq.m (1089 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LANDSCAPED REAR GARDEN**

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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, three garden sheds, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. Service charge - £399.14 pa. (£199.57 paid every 6 months for the upkeep of the green areas of the estate).

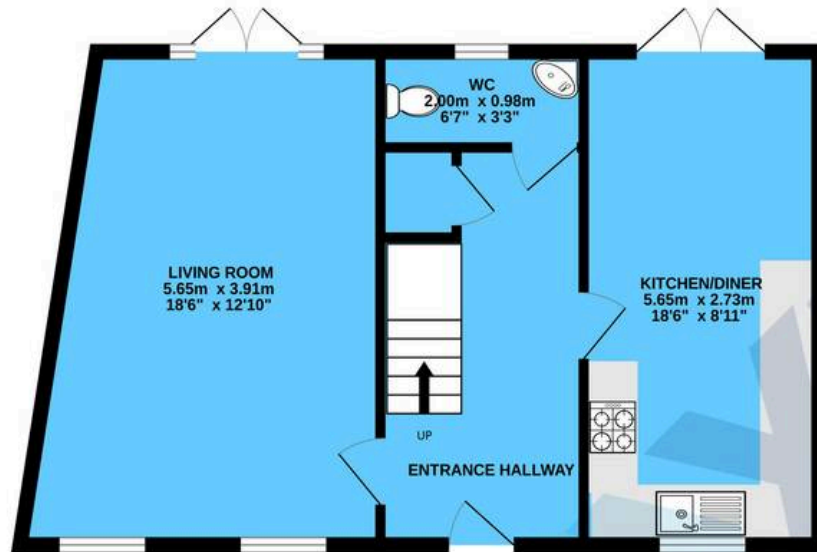
### **INFORMATION FOR POTENTIAL BUYERS**

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.

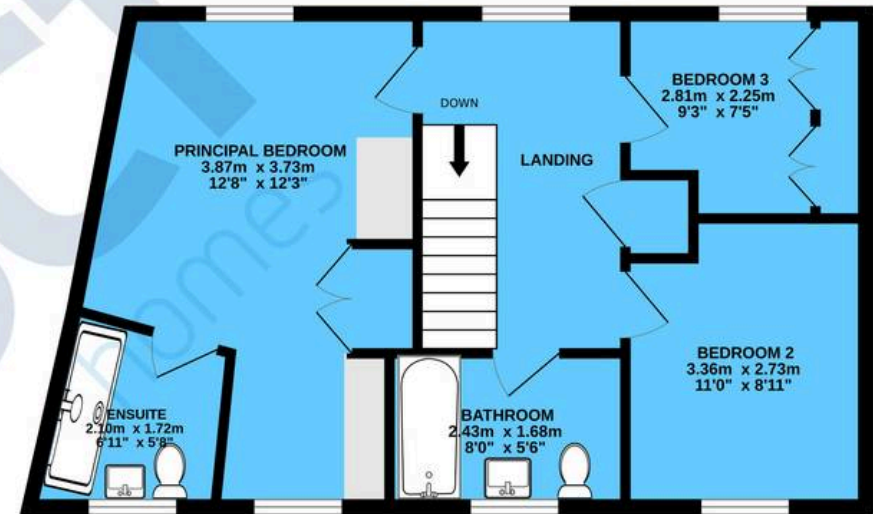




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 101.2 sq.m. (1089 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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