



# Wootton Close, Knowle

Guide Price £525,000





## PROPERTY OVERVIEW

Presenting this immaculately presented 3 bedroom detached property, nestled in a highly sought-after location, a short walk from the High Street and local schools.

The property boasts a welcoming entrance hallway, with downstairs WC, leading to a spacious living room with a captivating feature fire place and views of the rear garden.

The heart of the home comprises a stylish open plan kitchen/diner, complete with integrated appliances and inviting French doors that open out to the rear garden, perfect for entertaining guests and enjoying alfresco dining.

The property comprises three generously sized bedrooms, including a principal bedroom with fitted wardrobes and a convenient ensuite, providing privacy and comfort. A well-appointed family bathroom completes the accommodation, offering modern fixtures and fittings.



Externally, this residence benefits from a south facing rear garden, promising hours of sunlight, and an attached single garage alongside a driveway to the side. The property is in close proximity to amenities, transport links, and green spaces, making it an ideal choice for families and professionals alike.



## 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: D



Tenure: Freehold



- Well Presented Three Bedroom Two Bathroom Detached House Located Within Walking Distance To Knowle High Street
- Set Behind A Tandem Tarmac Driveway And A Full-sized Single Garage
- Large Dual Aspect Living Room & Modern Kitchen/Diner Both With French Doors Onto The Garden
- Three Well Proportioned Bedrooms Two Of Which Have Fitted Wardrobes
- Principal Bedroom With Ensuite & Family Bathroom
- To The Rear Of The Property Is A Fully Landscaped Garden With A Large Patio Area
- Located Walking Distance To Knowle Village & All Amenities Knowle Has To Offer
- Set In The Prestigious Arden Academy Catchment Area

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

18' 8" x 10' 2" (5.69m x 3.10m)

#### **KITCHEN/DINER**

18' 8" x 9' 0" (5.69m x 2.74m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 10" x 10' 4" (3.91m x 3.15m)

#### **ENSUITE**

8' 8" x 5' 6" (2.64m x 1.68m)

**BEDROOM TWO**

11' 1" x 9' 3" (3.38m x 2.82m)

**BEDROOM THREE**

9' 3" x 7' 4" (2.82m x 2.24m)

**BATHROOM**

7' 11" x 5' 6" (2.41m x 1.68m)

**OUTSIDE THE PROPERTY****GARAGE**

19' 9" x 10' 0" (6.02m x 3.05m)

**TOTAL SQUARE FOOTAGE**

107.2 sq.m (1154 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED GARDEN WITH LARGE PATIO AREA****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, 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 - FTTP (fibre to the premises). Service charge - £250 pa.



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

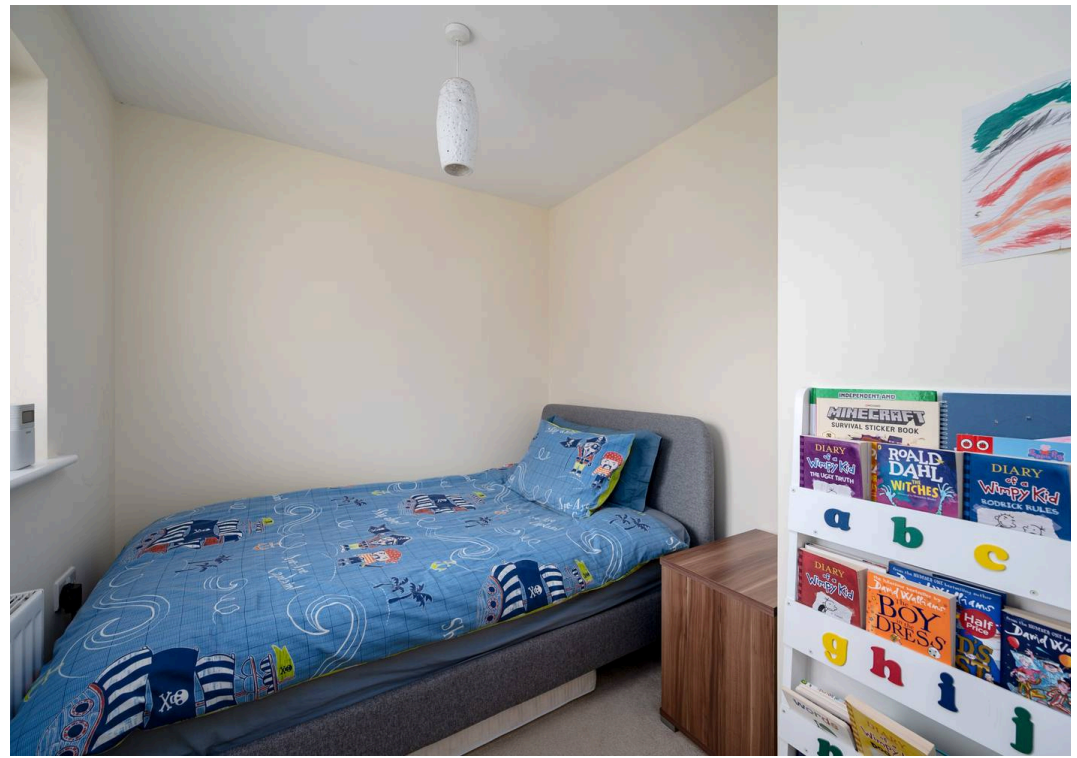
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

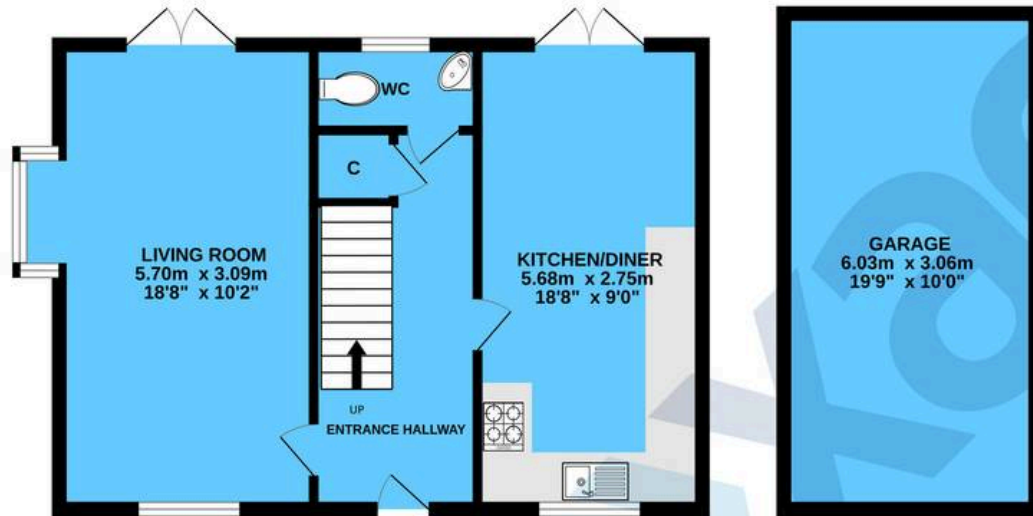
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

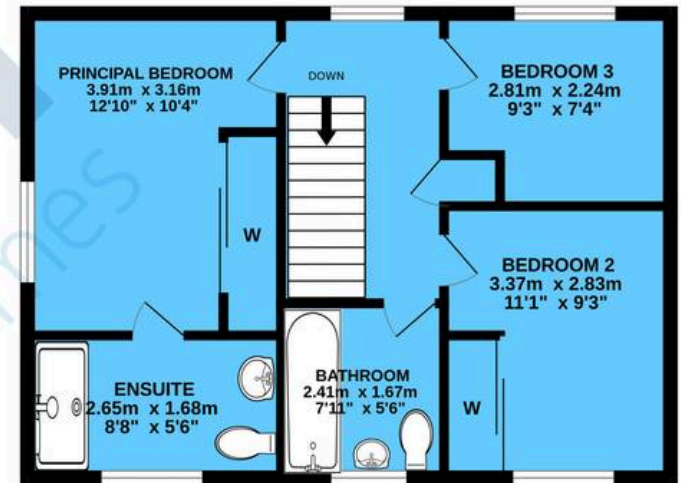
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 107.2 sq.m. (1154 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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