



Woodrow Crescent, Knowle
£629,950





PROPERTY OVERVIEW

Nestled within the charming village of Knowle, this impressive four-bedroom, one-bathroom detached house sits on a generous plot, offering a sense of privacy and tranquillity. Upon arrival, you are greeted by a large front garden and a block-paved driveway, providing ample space for multiple vehicles.

The ground floor boasts a spacious lounge, a dining room with sliding doors opening onto the rear garden, a fully fitted breakfast kitchen and a guest WC, all conveniently accessed via the entrance hallway. Upstairs, four well-proportioned bedrooms are serviced by a modern shower room, ensuring comfort and convenience for the whole family.

To the rear, a large garden featuring a lush lawn and well-stocked borders awaits, perfect for relaxing or entertaining outdoors.

With the added appeal of no upward chain, this property presents a rare opportunity for those seeking a seamless move.

Situated within walking distance of Knowle Village, residents can enjoy easy access to an array of amenities, making daily life convenient and fulfilling. Additionally, being within the prestigious Arden Academy catchment area adds further appeal to this desirable home.





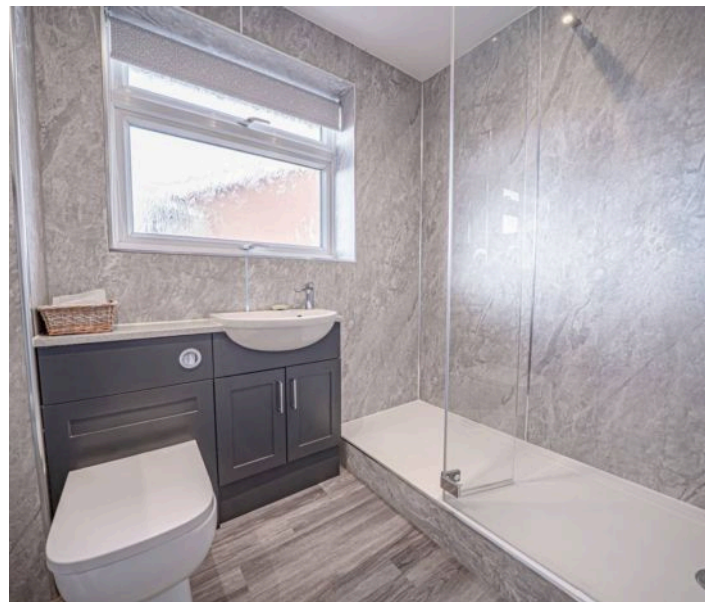
Whether you're looking for a peaceful escape or a space to make cherished memories with loved ones, this home promises endless possibilities for enjoyment and relaxation. Don't miss the chance to make this idyllic residence in Knowle your own, where modern comfort meets tranquil surroundings effortlessly.

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





- Four-Bedroom, One-Bathroom Detached House Set On A Large Plot Located In The Village Of Knowle
- Set Behind A Large Front Garden & Block Paved Driveway Which Is Supported By A Tandem Garage
- All Downstairs Living Accommodation Is Located Off The Entrance Hallway & Is Comprised Of A Large Lounge, A Dining Room Overlooking The Garden, A Fully Fitted Breakfast Kitchen & A Guest WC
- Upstairs, The Property Boasts Four Well-Proportioned Bedrooms Which Are Serviced By A Well-Appointed, Modern Shower Room
- To The Rear Of The Property Is A Large Garden Which Is Mainly Laid With Lawn And Benefits From Well-Stocked Borders Which Are Easily Maintained
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Knowle Village & All Amenities Knowle Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LOUNGE

17' 10" x 11' 10" (5.44m x 3.60m)

BREAKFAST KITCHEN

13' 9" x 8' 10" (4.18m x 2.68m)

DINING ROOM

11' 6" x 9' 10" (3.50m x 3.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 0" x 10' 0" (4.26m x 3.06m)

BEDROOM TWO

14' 0" x 9' 11" (4.26m x 3.03m)

BEDROOM THREE

10' 9" x 8' 10" (3.27m x 2.70m)

BEDROOM FOUR

8' 11" x 8' 3" (2.71m x 2.52m)

SHOWER ROOM

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

TOTAL SQUARE FOOTAGE

121.8 sq.m (1311 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

28' 6" x 8' 4" (8.70m x 2.53m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN



ITEMS INCLUDED IN THE SALE

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

ADDITIONAL INFORMATION

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

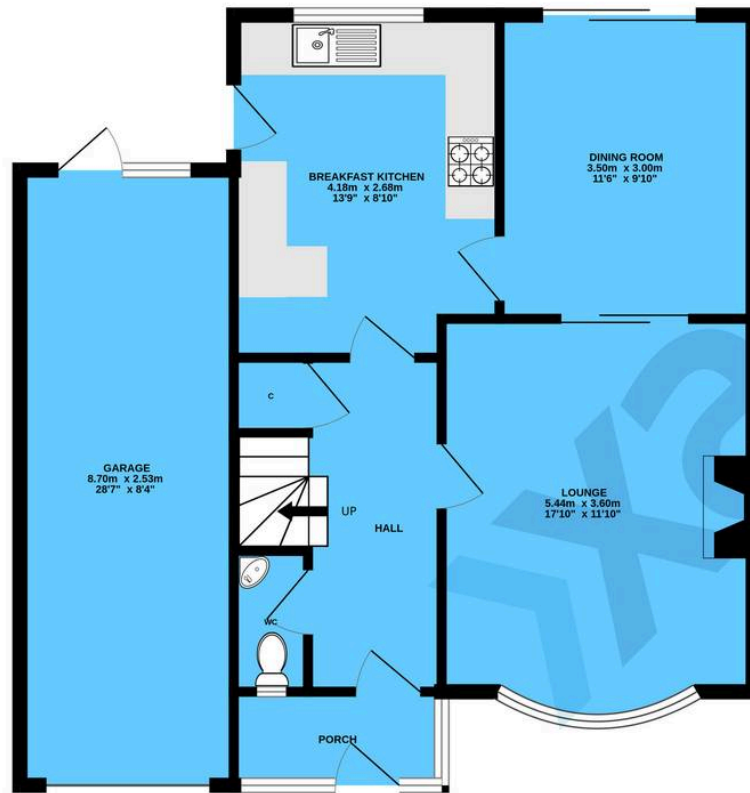
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

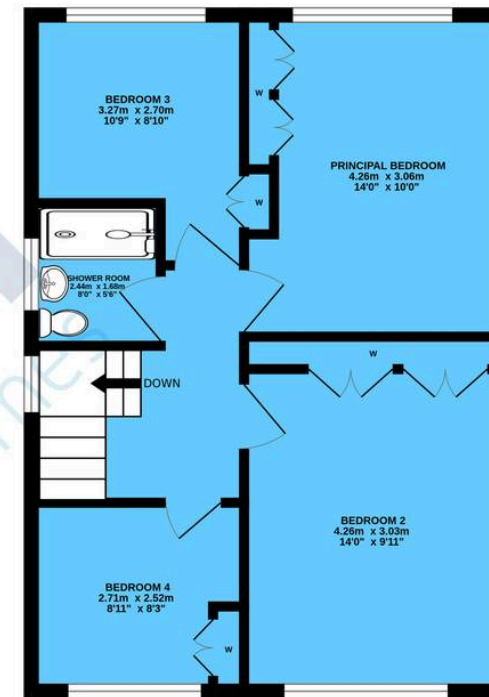
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 121.8 sq.m. (1311 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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