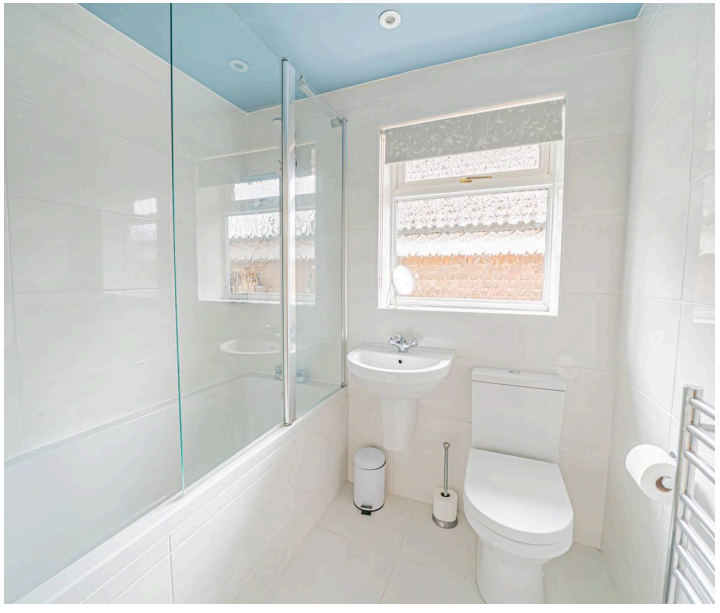
Wychwood Avenue, Knowle

Guide Price **£850,000**

xact HOMES



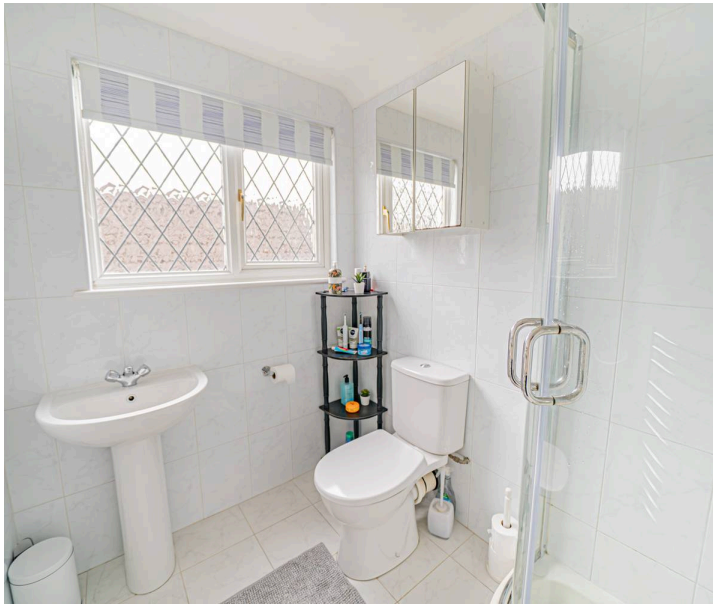
PROPERTY OVERVIEW

Set within one of Knowle's premier and highly sought-after roads, this impressive five double bedroom detached property presents an exceptional opportunity for families seeking both space and versatility, all the while enjoying outstanding views across open fields. Upon arrival, you are greeted by a generous driveway providing ample off-road parking, as well as a detached single garage, ideal for additional storage or secure vehicle accommodation.

The property features a superb living room with a fully functional open fire place that overlooks the landscaped rear garden and takes full advantage of the tranquil rural outlook. The heart of the home is the extended, open plan breakfast kitchen, designed to cater for both everyday family life and entertaining, with extensive worktop space, modern appliances, and a sociable layout that flows seamlessly into the main living areas.

The ground floor offers superb flexibility, featuring two spacious double bedrooms that could alternatively serve as a study, playroom, or guest accommodation, as well as a contemporary family bathroom for added convenience.

Upstairs, the spacious landing leads to three further double bedrooms, each benefitting from plenty of natural light, alongside a stylish family shower room fitted with modern fixtures and fittings. The property's layout is ideal for growing families or those seeking multi-generational living, with the option to adapt the living space as needs change over time.



The landscaped rear garden, mainly laid to lawn with a large patio area, provides a picturesque setting with uninterrupted views to open fields, creating a sense of peace and privacy rarely found in such a desirable location. Residents will also appreciate the property's position within the catchment area of outstanding local schools, including the highly regarded Arden Academy, making it an excellent choice for families prioritising education and community.

Finished to a high standard throughout, this substantial home combines modern living with classic comfort, offering a rare opportunity to acquire a property of distinction in one of Knowle's most exclusive addresses. Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle this remarkable property has to offer.

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.

- Set Within A Premier And Highly Sought-After Road In Knowle
- Five Double Bedroom Detached Property With Outstanding Views To Open Fields
- Benefitting From A Large Driveway Providing Ample Parking And A Detached Single Garage
- The Ground Floor Includes A Superb Living Room With An Open Fire Overlooking The Rear Garden And An Adjoining Extended Open Plan Breakfast Kitchen
- Both The Living Room & Breakfast Kitchen Offer Panoramic Views Over Open Countryside
- With Two Double Bedrooms To the Ground Floor Plus Family Bathroom And Three Double Bedrooms To the First Floor Plus Shower Room And Integral Toilet
- Landscaped Rear Garden Mainly Laid With Lawn And Featuring A Large Patio Area And Views To Open Fields
- Located Within A Catchment Area Of Outstanding Schools Including Knowle Academy Primary School And Arden Academy Secondary School

Council Tax band: F

Tenure: Freehold

ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM
19' 2" x 12' 5" (5.84m x 3.78m)

BREAKFAST KITCHEN
29' 9" x 10' 5" (9.08m x 3.18m)

UTILITY ROOM
19' 9" x 4' 3" (6.03m x 1.29m)

BEDROOM FOUR
15' 3" x 10' 7" (4.64m x 3.23m)

BEDROOM FIVE
10' 7" x 9' 3" (3.23m x 2.83m)

BATHROOM
6' 11" x 6' 8" (2.11m x 2.02m)

FIRST FLOOR

PRINCIPAL BEDROOM
13' 1" x 12' 7" (3.99m x 3.84m)

BEDROOM TWO
15' 1" x 8' 0" (4.60m x 2.45m)

BEDROOM THREE
14' 2" x 9' 1" (4.33m x 2.76m)

SHOWER ROOM
6' 10" x 5' 7" (2.08m x 1.70m)

TOTAL SQUARE FOOTAGE
176.0 sq.m (1890 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE
16' 6" x 8' 10" (5.02m x 2.70m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN

PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated double oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms and summerhouse.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. 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.

Approx Gross Internal Area
176 sq m / 1890 sq ft

Ground Floor
Approx 105 sq m / 1130 sq ft

First Floor
Approx 57 sq m / 615 sq ft

Garage
Approx 14 sq m / 146 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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