Woodrow Crescent, Knowle

Guide Price **£685,000**

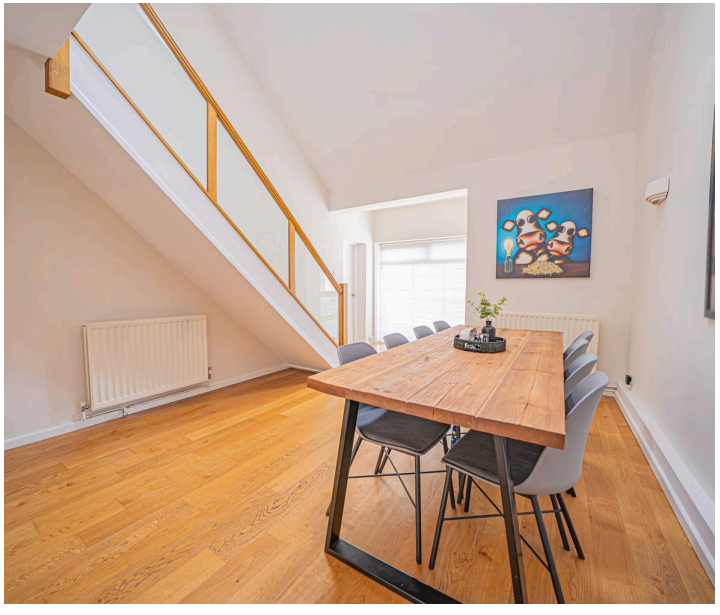
xact HOMES

PROPERTY OVERVIEW

This significantly extended four bedroom, two bathroom detached house is ideally situated within the sought-after Knowle village, offering a wonderful blend of space, versatility, and modern living. The property is set back from the road behind a generous front lawn and a block paved driveway, which provides ample off-road parking and leads to a single garage.

Upon entering the home through the porch, you are welcomed into a spacious dining hall that forms the heart of the ground floor. The accommodation includes two versatile reception rooms and a fourth bedroom / study, perfect for both formal entertaining and family relaxation. The large open-plan kitchen is a true highlight, featuring a striking central island, high-quality fittings, and French doors that open directly onto the rear garden, allowing for seamless indoor-outdoor living.

Upstairs, three double bedrooms offer comfortable family accommodation and are serviced by a well-appointed family bathroom. The property is within walking distance of Knowle Village, making it convenient for all the amenities the area has to offer, and it is set within the prestigious Arden Academy catchment area, making it an excellent choice for families.



The outside space of this impressive home is equally appealing. The front of the property boasts a large, well-maintained lawn that creates a welcoming approach, complemented by the block paved driveway and access to the single garage (ideal for secure parking or additional storage). To the rear, the landscaped garden enjoys a south-easterly aspect, ensuring plenty of natural sunlight throughout the day.

Thoughtfully designed for both relaxation and entertaining, this garden features a spacious patio area (perfect for al fresco dining during the warmer months), well-tended lawn, and established borders that provide a sense of privacy and seclusion. The garden's layout allows for easy maintenance while offering ample space for children to play or for keen gardeners to enjoy.

With its combination of generous outside areas and versatile living space, this home is perfectly suited to modern family life and outdoor living. The property's location, within easy reach of local parks, schools, and transport links, further enhances its appeal for those seeking a well-connected yet peaceful setting.

- Significantly Extended Four Bedroom, Two Bathroom Detached House Located Within Knowle Village
- Set Behind A Large Front Lawn & Block Paved Driveway Which Is Supported By A Single Garage
- The Property Is Accessed Via The Porch & Includes Two Reception Rooms, A Fourth Bedroom / Study & A Large Open-Plan Kitchen With Feature Island & French Doors Opening Onto The Garden
- Benefitting From A Spacious Utility Room To Complement The Kitchen
- To The First Floor Are Three Double Bedrooms, Which Are Serviced By A Well-Appointed Family Bathroom
- To The Rear Of The Property Is A Landscaped South-Easterly Facing Garden
- Located Within Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area

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 PORCH

DINING HALL
19' 7" x 12' 6" (5.96m x 3.80m)

KITCHEN
24' 10" x 14' 11" (7.58m x 4.55m)

UTILITY ROOM
7' 0" x 4' 6" (2.13m x 1.37m)

INTEGRAL GARAGE
16' 5" x 7' 7" (5.01m x 2.32m)

LIVING ROOM
20' 8" x 10' 10" (6.29m x 3.29m)

BEDROOM FOUR / STUDY
11' 11" x 10' 10" (3.62m x 3.30m)

SHOWER ROOM
7' 0" x 5' 4" (2.13m x 1.63m)

FIRST FLOOR

PRINCIPAL BEDROOM
12' 4" x 11' 2" (3.75m x 3.40m)

BEDROOM TWO
11' 7" x 10' 10" (3.54m x 3.31m)

BEDROOM THREE
10' 6" x 8' 4" (3.20m x 2.54m)

BATHROOM
7' 5" x 7' 3" (2.25m x 2.21m)

TOTAL SQUARE FOOTAGE
136.1 sq.m (1465 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED SOUTH-EASTERLY FACING GARDEN

PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, some curtains, all blinds and some light fittings.

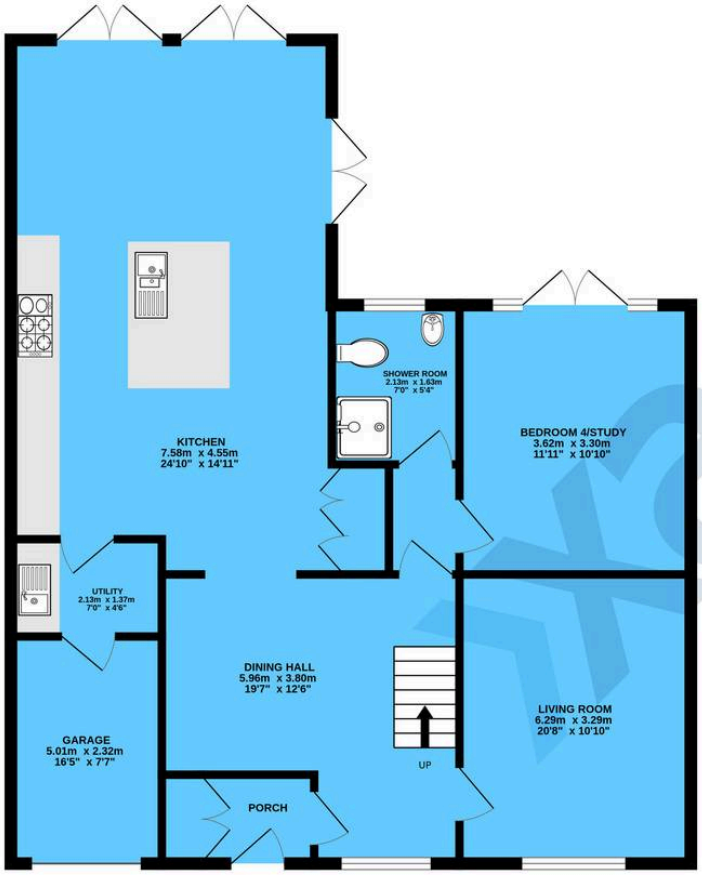
ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

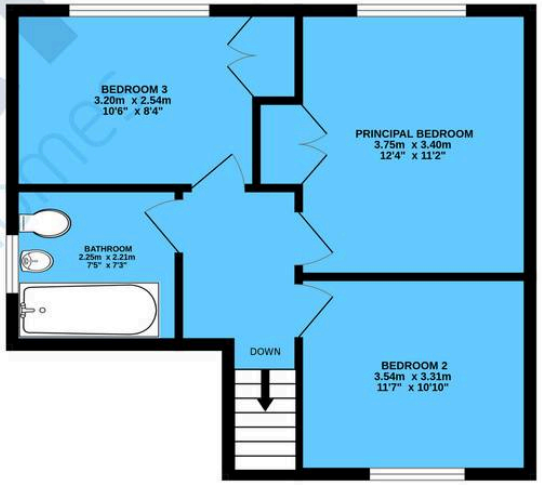
INFORMATION FOR POTENTIAL BUYERS

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 : 136.1 sq.m. (1465 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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