



Woodrow Crescent, Knowle

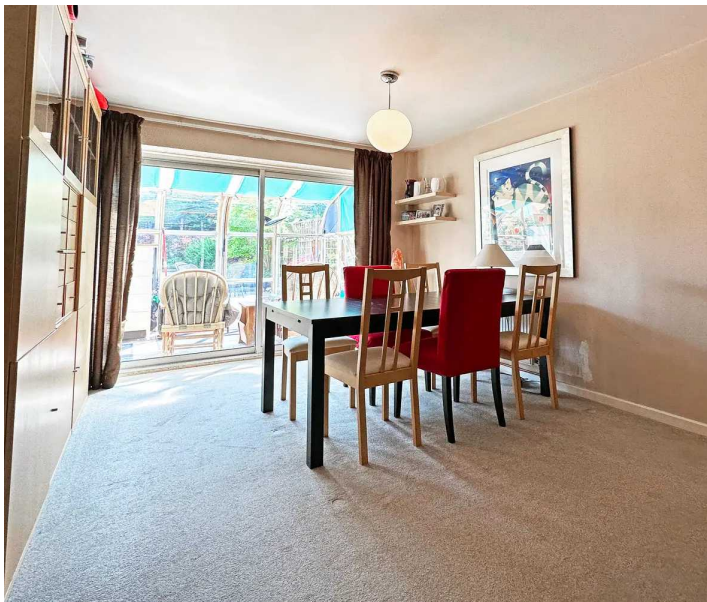
Guide Price £595,000





PROPERTY OVERVIEW

Located on a quiet road in Knowle is this delightful three/four bedroom detached property offering superb scope for extension or redevelopment subject to necessary planning permission. The property is set behind a wide block paved driveway offering parking for multiple vehicles and a lawn foregarden. The ground floor accommodation is accessed via an entrance porchway and consists of:- a large split level living / dining room with excellent views of both the front of the property and the rear garden; a conservatory opening out to a patio seating area; a fitted kitchen with ample work surfaces; a home office offering versatility to be used as a family room or downstairs bedroom; and a guest toilet. The first floor accommodation is made up of three bedrooms; one of which is a large principal bedroom with fitted wardrobes and all bathrooms are serviced via a family bathroom. Outside the property enjoys a beautiful south-facing rear garden benefiting from a large patio seating area and a detached single garage. The property has previously been granted planning permission which has since lapsed (PL/2018/03247/MINFHO). Call Xact Homes today to arrange a viewing.



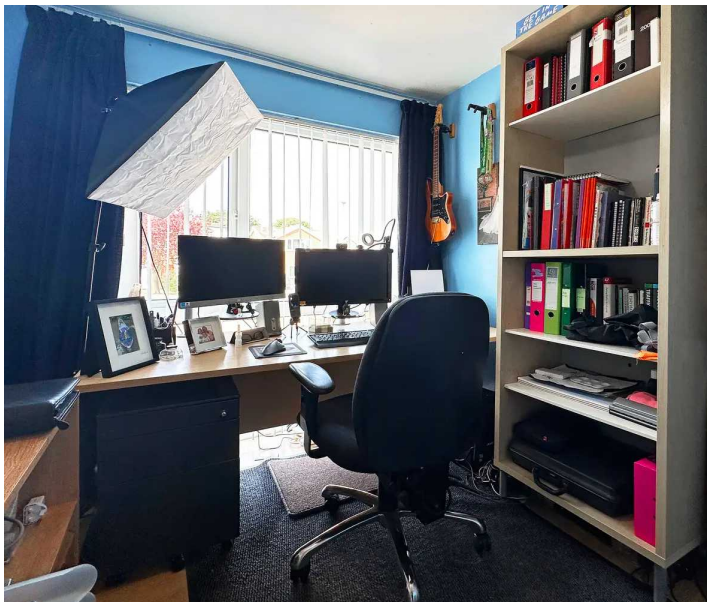


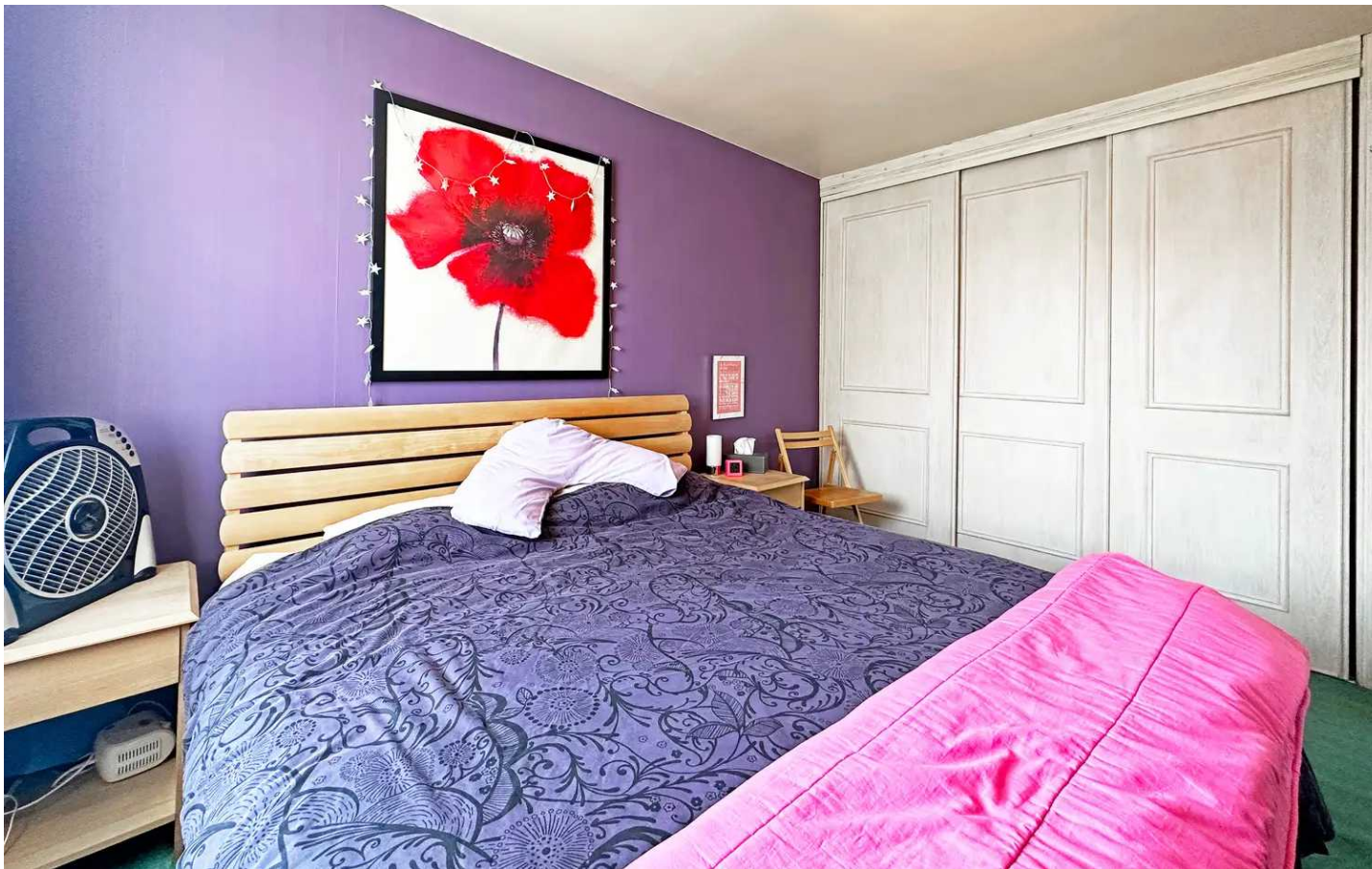
PROPERTY LOCATION

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/Four Bedroom Detached Property
- Scope For Extension Subject To Planning
- Split Level Living / Dining Room
- Fitted Kitchen
- Home Office / Family Room / Downstairs Bedroom
- Family Bathroom
- South-Facing Rear Garden
- Single Garage
- Quiet Road In Knowle

ENTRANCE PORCH WAY

LIVING ROOM

18' 4" x 15' 1" (5.6m x 4.6m)

DINING ROOM

16' 1" x 11' 4" (4.9m x 3.45m)

CONSERVATORY

11' 10" x 7' 7" (3.6m x 2.3m)

FITTED KITCHEN

12' 8" x 7' 7" (3.85m x 2.3m)

**HOME OFFICE / FAMILY ROOM / DOWNSTAIRS
BEDROOM**

8' 6" x 7' 5" (2.6m x 2.25m)

GUEST WC

3' 11" x 4' 3" (1.2m x 1.3m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 7" x 11' 6" (4.75m x 3.5m)

BEDROOM TWO

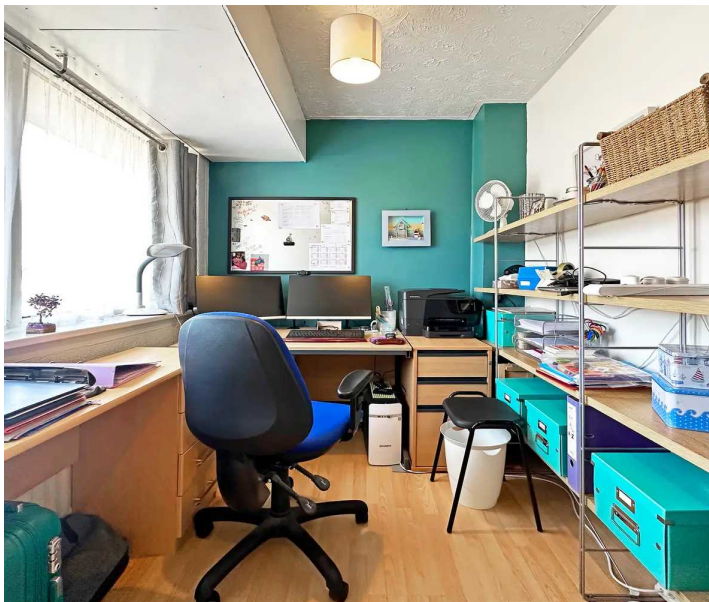
12' 4" x 8' 8" (3.75m x 2.65m)

BEDROOM THREE

9' 2" x 7' 2" (2.8m x 2.18m)

BATHROOM

9' 2" x 4' 7" (2.8m x 1.4m)





OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

DETACHED SINGLE GARAGE

ITEMS INCLUDED IN SALE

Free standing cooker, extractor, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, a garden shed and a greenhouse.

ADDITIONAL INFORMATION

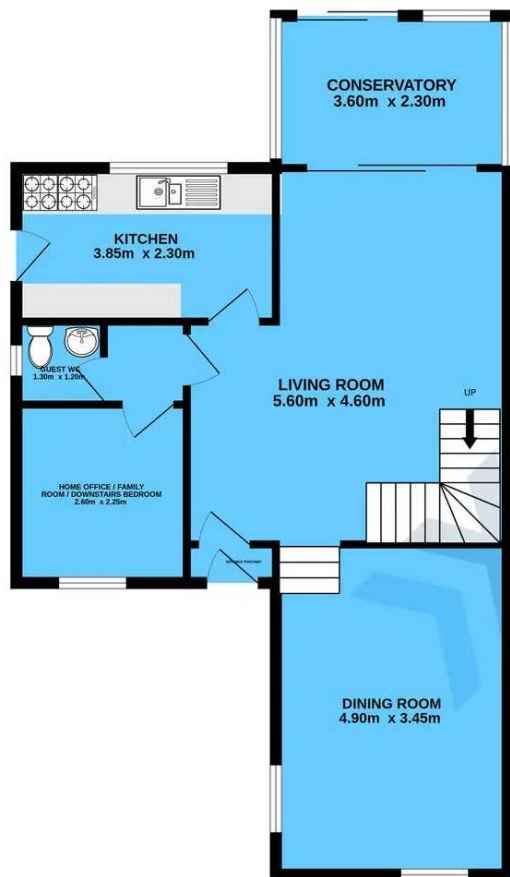
Services - mains gas, electricity and mains sewers.
Broadband - Utility Warehouse.

MONEY LAUNDERING REGULATIONS

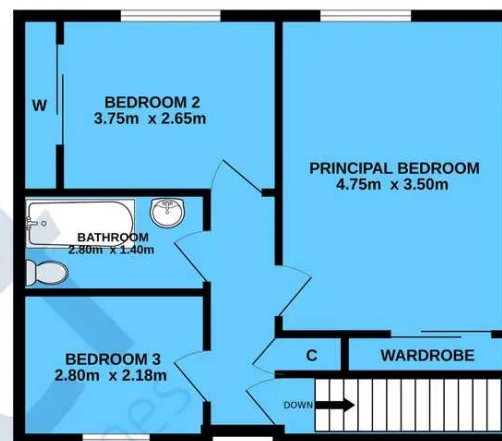
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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