



Wychwood Avenue, Knowle

Guide Price £1,395,000





PROPERTY OVERVIEW

Set upon an impressive corner plot is this stunning five bedroom detached property which has been significantly extended and remodeled by the existing owners creating a highly versatile family home benefiting from an abundance of natural light throughout. The property is set behind a wide graveled in and out driveway providing parking for multiple vehicles with the ground floor accommodation accessed via a spectacular entrance hallway with semi vaulted ceiling and includes a feature oak and glass staircase, ample storage courtesy of a large cloakroom and further shower room. At the heart of the property is an open plan kitchen / diner / family room with a range of integrated appliances and underfloor heating throughout; feature central island / breakfast bar; bi-fold doors opening to the rear patio; and ample space for both a dining table and sofa seating. The remainder of the ground floor accommodation is made up of a spacious living room overlooking the front of the property; a home office offering versatility to be used as a family / play room or further bedroom; a practical utility; and a downstairs shower room.





The first floor accommodation is made up of four generously sized double bedrooms all of which are serviced via individual luxury ensuite bathrooms. The principal bedroom benefits from a spacious dressing room / walk-in wardrobe with a luxury ensuite with both a walk-in shower and bath and a Juliet style balcony to the front elevation. The property also benefits from an additional annex which includes a double bedroom; living room with kitchen area; and a shower room. being set on a corner plot, the property enjoys a large lawned rear garden which offers a south westerly facing aspect with expansive patio seating area and a large summerhouse / garden room to the rear. To view this excellent family home call Xact Homes today on 01564 777284.





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



- Significantly Extended & Remodeled
- Impressive Corner Plot
- Living Room & Home Office
- Detached Annex With Bedroom
- Wide In & Out Driveway
- Open Plan Kitchen / Diner / Family Room With Underfloor Heating
- Large South Westerly & Private Rear Garden With Summerhouse
- Magnificent Five Bedroom Detached Property
- Four Double Bedrooms All With Ensuites





ENTRANCE HALLWAY

CLOAKROOM

12' 10" x 5' 3" (3.90m x 1.60m)

SHOWER ROOM

6' 7" x 5' 7" (2.00m x 1.70m)

KITCHEN/DINING ROOM

23' 5" x 18' 4" (7.15m x 5.60m)

FAMILY ROOM

12' 10" x 15' 3" (3.90m x 4.65m)

LIVING ROOM

19' 6" x 12' 10" (5.95m x 3.90m)

HOME OFFICE

13' 1" x 9' 2" (4.00m x 2.80m)

UTILITY

9' 8" x 10' 4" (2.95m x 3.15m)





FIRST FLOOR

PRINCIPAL BEDROOM

12' 4" x 12' 6" (3.75m x 3.80m)

DRESSING ROOM/WALK IN WARDROBE

6' 9" x 10' 8" (2.05m x 3.25m)

ENSUITE

5' 7" x 10' 8" (1.70m x 3.25m)

With walk in shower and bath

BEDROOM TWO

19' 4" x 12' 4" (5.90m x 3.75m)

ENSUITE

10' 8" x 4' 11" (3.25m x 1.50m)

BEDROOM THREE

12' 2" x 12' 6" (3.70m x 3.80m)

ENSUITE

4' 5" x 6' 7" (1.35m x 2.00m)

BEDROOM FOUR

ENSUITE

6' 7" x 4' 5" (2.00m x 1.35m)

ANNEX

BEDROOM FIVE

8' 0" x 8' 8" (2.45m x 2.65m)

LIVING ROOM/KITCHEN

18' 1" x 8' 8" (5.50m x 2.65m)

SHOWER ROOM



OUTSIDE THE PROPERTY

SUMMER HOUSE

TOTAL SQUARE FOOTAGE

272.0 sq. m (2928 sq. ft) approx.

SOUTH WEST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds, fitted wardrobes in bedroom one, underfloor heating, garden shed/summer house and CCTV.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

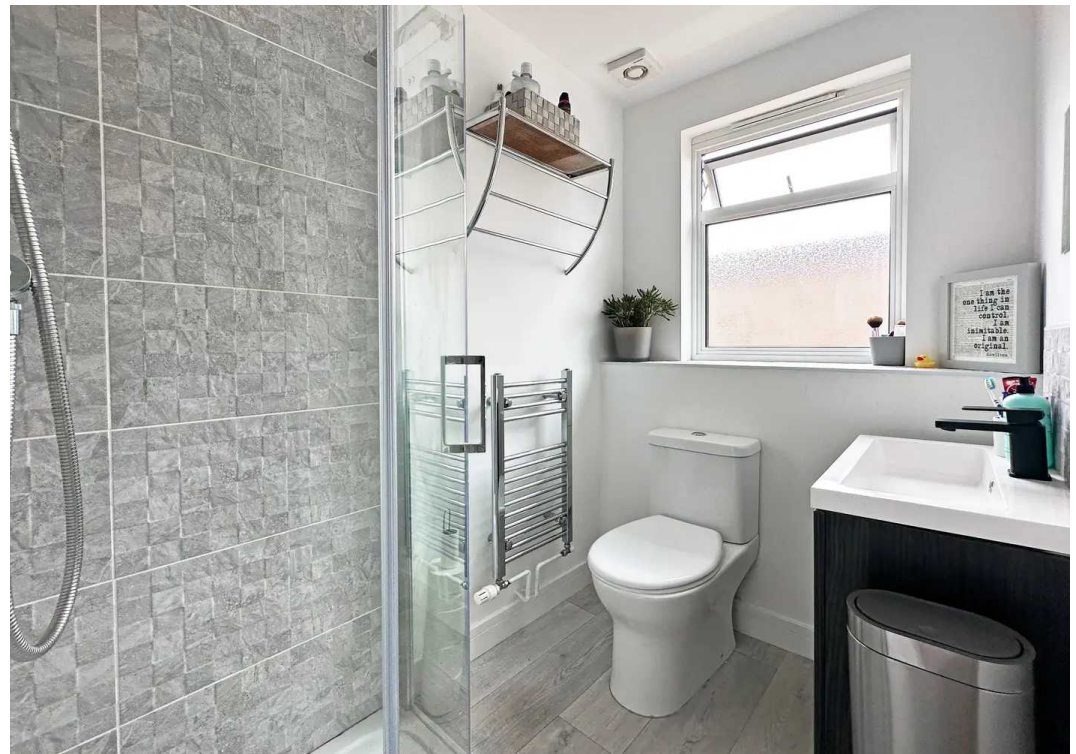
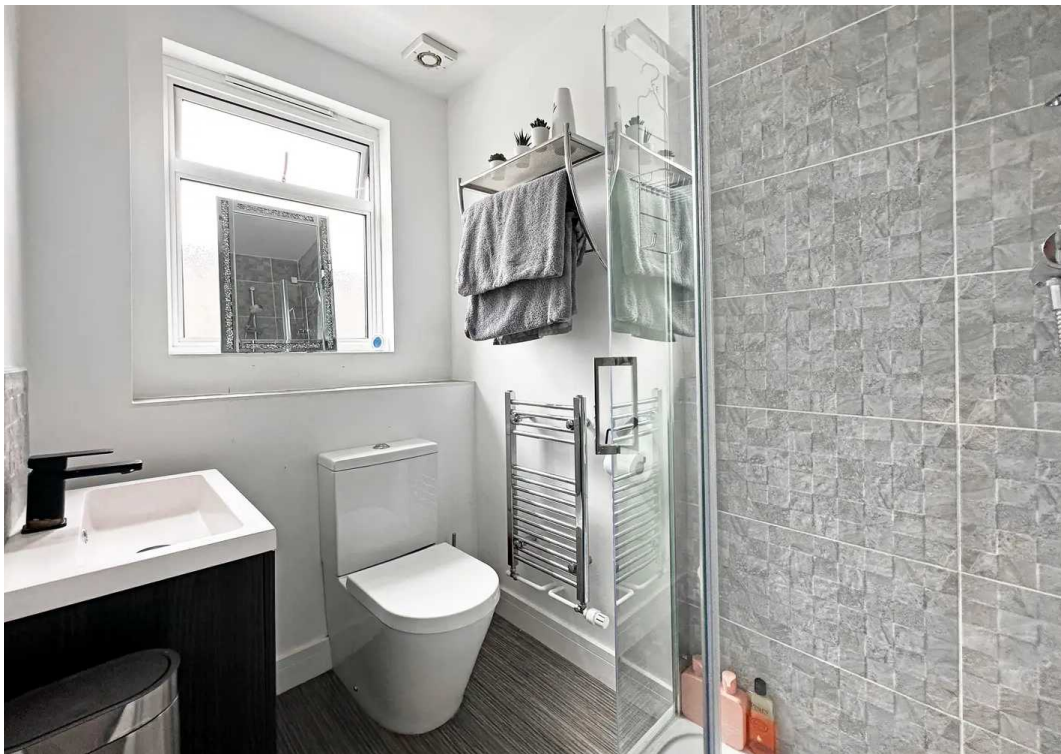
Bedroom one - dressing room

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Fibre-Optic.

MONEY LAUNDERING REGULATIONS

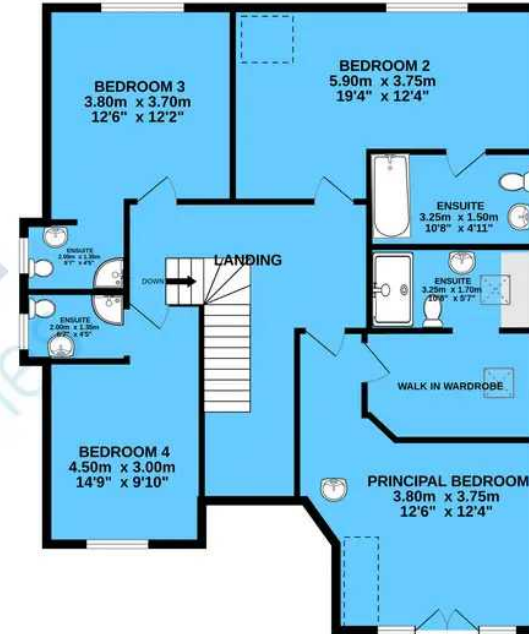
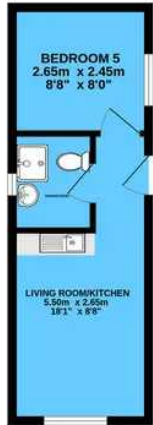
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



OUTBUILDING
21.3 sq.m. (229 sq.ft.) approx.

GROUND FLOOR
145.8 sq.m. (1569 sq.ft.) approx.

1ST FLOOR
104.9 sq.m. (1129 sq.ft.) approx.



TOTAL FLOOR AREA : 272.0 sq.m. (2928 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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