



Woodrow Crescent, Knowle

In Excess Of £650,000





PROPERTY OVERVIEW

This immaculately presented five bedroom detached property has been tastefully extended and remodeled by the existing owners creating a highly versatile family home benefiting from downstairs sleeping accommodation. The ground floor accommodation comprises of:- a large open plan kitchen / diner with excellent views of the rear garden and a set of patio doors; a spacious living room benefiting from an abundance of natural light throughout and an additional TV area; a downstairs bedroom with ensuite shower room offering versatility to be used as a home office; and a practical utility room and downstairs toilet. The first floor is made up of four double bedrooms all of which are serviced via a family bathroom. Outside the property enjoys a delightful westerly facing rear garden which is mainly laid with lawn and includes a large patio seating area. To view this superb family home call Xact Homes today on 01564 777284.



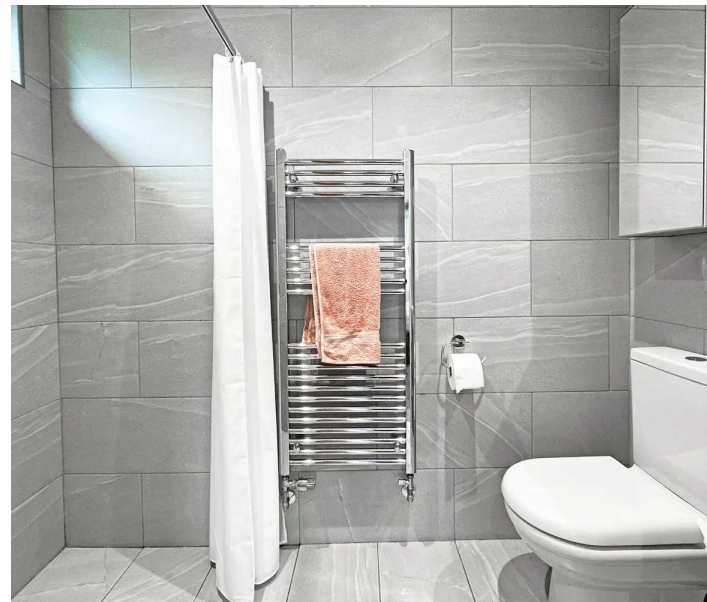


PROPERTY LOCATION

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: E

Tenure: Freehold





- Five Bedroom Detached Property
- Significantly Extended By The Existing Owners
- Versatile Family Home
- Open Plan Kitchen / Diner
- Living Room / TV Room
- Downstairs Bedroom With Ensuite
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Lawn Rear Garden

ENTRANCE HALLWAY

KITCHEN

10' 6" x 10' 8" (3.19m x 3.24m)

DINING ROOM

20' 3" x 13' 8" (6.18m x 4.17m)

LIVING ROOM

12' 1" x 14' 1" (3.69m x 4.28m)

TV ROOM

12' 9" x 10' 2" (3.89m x 3.11m)

BEDROOM FIVE/HOME OFFICE

9' 6" x 12' 1" (2.90m x 3.69m)

ENSUITE

3' 10" x 7' 2" (1.18m x 2.19m)

UTILITY ROOM

4' 8" x 7' 3" (1.43m x 2.21m)

WC

7' 4" x 4' 0" (2.24m x 1.22m)





FIRST FLOOR

PRINCIPAL BEDROOM

11' 8" x 10' 5" (3.56m x 3.18m)

BEDROOM TWO

8' 8" x 11' 9" (2.65m x 3.57m)

BEDROOM THREE

10' 4" x 9' 7" (3.14m x 2.93m)

BEDROOM FOUR

10' 7" x 7' 1" (3.22m x 2.16m)

BATHROOM

7' 5" x 7' 5" (2.27m x 2.25m)

TOTAL SQUARE FOOTAGE

147.0 sq. m (1582 sq. ft) approx.

OUTSIDE THE PROPERTY

WESTERLY FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Rangemaster freestanding cooker, Samsung extractor, Neff dishwasher, all carpets, all blinds, fitted wardrobes in bedrooms one, two, three and four and all light fittings.

ADDITIONAL INFORMATION

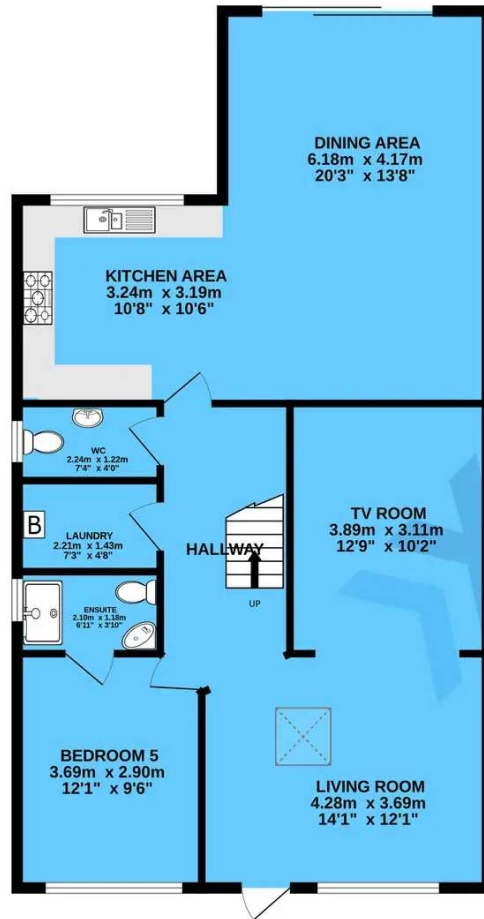
Services: mains gas, electricity and mains sewers.
Broadband: EE. Loft Space: partly boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

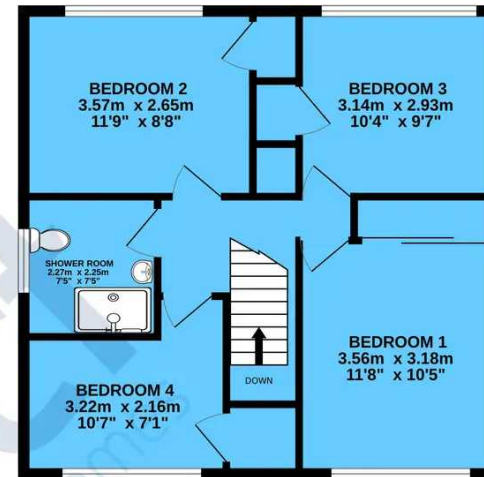
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
92.6 sq.m. (997 sq.ft.) approx.



1ST FLOOR
54.3 sq.m. (585 sq.ft.) approx.



TOTAL FLOOR AREA: 147.0 sq.m. (1582 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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