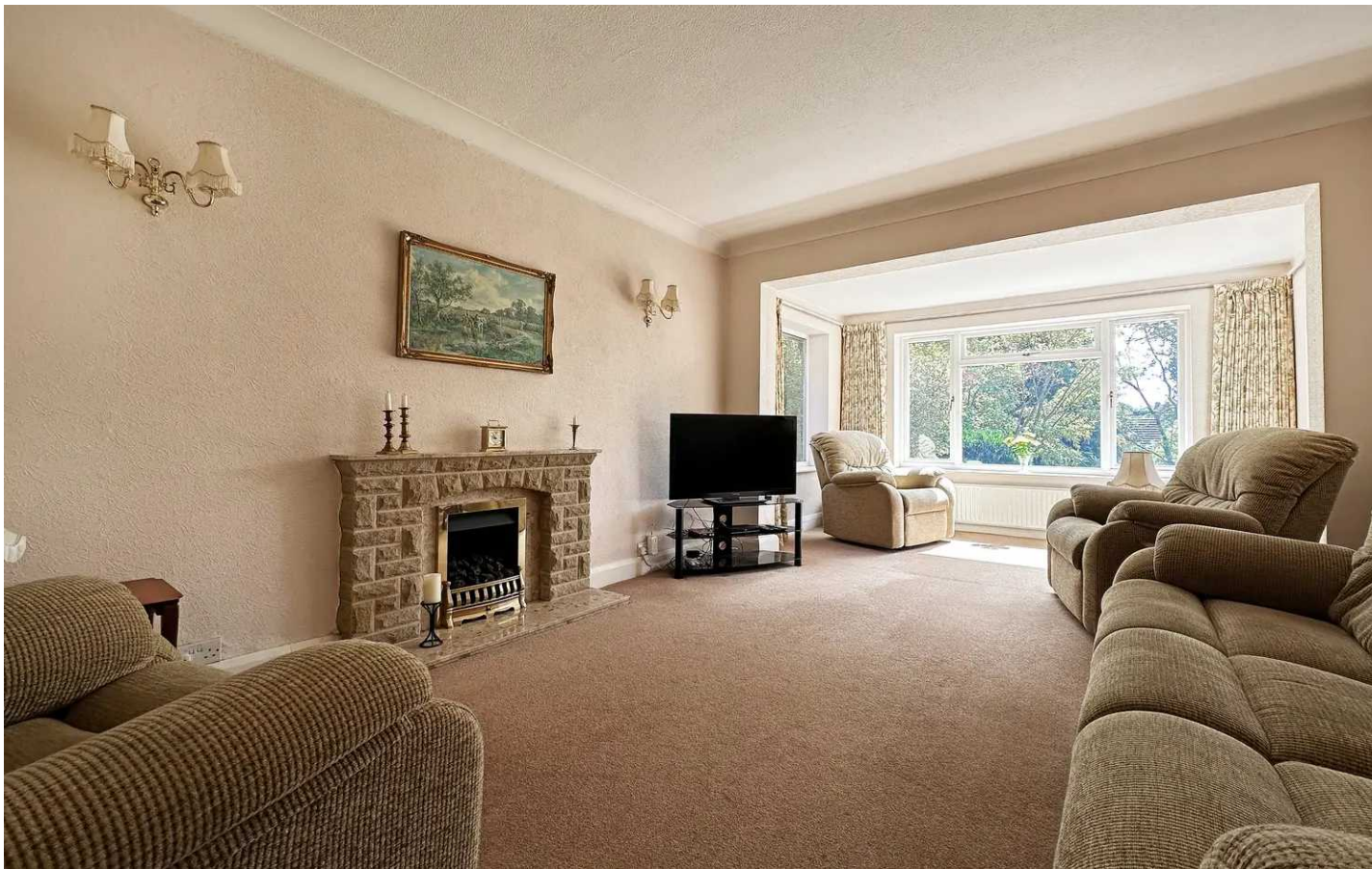




Wychwood Avenue, Knowle

Guide Price £750,000





## PROPERTY OVERVIEW

This is a superb opportunity to acquire a substantial four-bedroom traditional detached house situated in an exceptional and highly sought-after location of Knowle. The property, offered to the market with no upward chain, boasts immense potential for extension, modernisation, and improvement, making it an intriguing prospect for those seeking a tailor-made home. Situated within the catchment area for the esteemed Arden Academy, this property occupies an enviable position within a charming neighborhood renowned for its convenience and prestige. With easy access to local amenities, excellent schools, and transport links, this presents an ideal setting for families and professionals alike.



The accommodation is arranged over two floors, providing ample space for comfortable living. On entering, a welcoming hallway leads to the principal living areas, including two generously proportioned reception rooms and a bright and inviting breakfast kitchen. The potential of these rooms for transformation is evident, offering an exciting canvas for the discerning buyer to create a personalised interior to their exacting specifications.



The extended living room, offers a wonderful space to relax and entertain, benefiting from an abundance of natural light through the large south-facing windows. The adjoining reception room, currently utilised as a formal dining area, presents a versatile space that could serve multiple purposes, such as a study or additional living area, depending on the buyer's requirements. To the first floor are four well-appointed bedrooms, each providing a peaceful retreat for family members. Although requiring modernisation, these bedrooms possess immense potential for adaption to fulfill individual preferences.

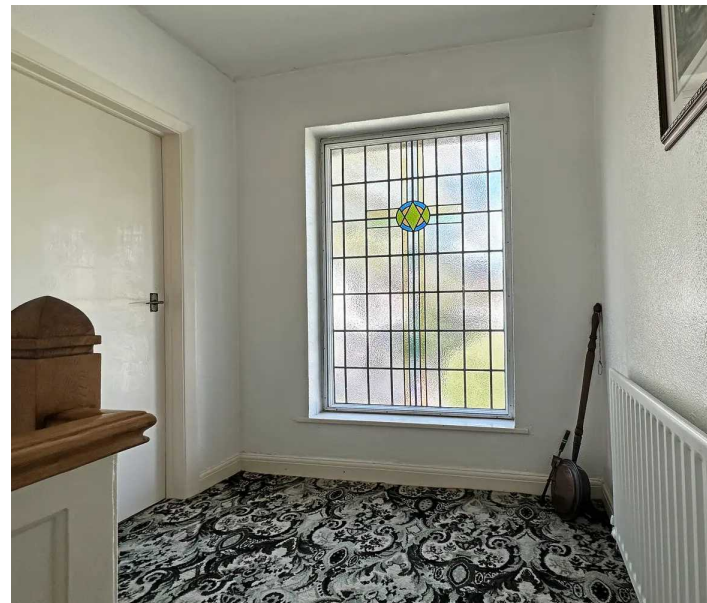
Emphasising the residence's connection to the outdoors, the property boasts a thoughtfully landscaped, south-facing rear garden. Offering privacy and seclusion, this outdoor haven provides an idyllic backdrop for al fresco dining, entertaining, or simply unwinding. The garden's tranquil ambience provides an escape from the hustle and bustle of daily life, adding yet another dimension to the potential of this property.





In addition, it is worth noting the proximity of various local amenities, including shops, restaurants, and leisure facilities, all within easy reach. Superb transport links contribute to the property's appeal, with convenient access to major road networks, facilitating stress-free commuting to neighbouring cities and towns.

In conclusion, this four-bedroom, one and half bathroom traditional detached house, situated in a sought-after location and offering outstanding potential for extension and modernisation, represents an exceptional opportunity for astute buyers seeking to reimagine a property according to their unique vision. With the added advantage of being within the catchment area for the prestigious Arden Academy, this residence holds undeniable charm and potential. This property awaits those with the vision and imagination to create a bespoke home in a highly desirable locale. Early viewing is strongly recommended to appreciate the scale of possibilities on offer.





## PROPERTY LOCATION

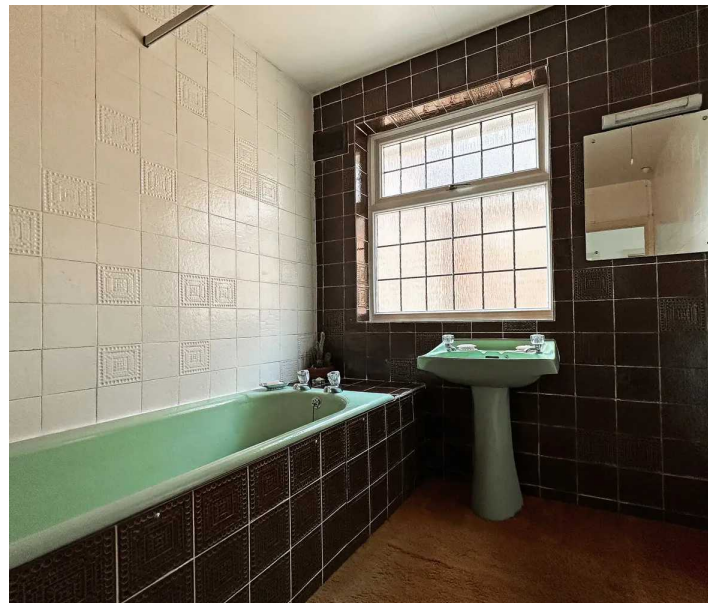
Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school 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.

Council Tax band: F

Tenure: Freehold



- No Upward Chain
- Four Bedroom Traditional Detached
- Potential For Further Extension STPP
- Prime Location Within Sought After Road
- Large Private South Facing Rear Garden
- In Need Of Modernisation & Improvement
- Arden Academy Catchment Area
- Two Reception Rooms & Breakfast Kitchen
- Garage





**ENCLOSED PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**

11' 8" x 21' 8" (3.55m x 6.60m)

**DINING ROOM**

13' 0" x 12' 0" (3.95m x 3.65m)

**BREAKFAST/KITCHEN**

12' 0" x 14' 9" (3.65m x 4.50m)

**WC**

**FIRST FLOOR**

**BEDROOM ONE**

14' 11" x 12' 0" (4.55m x 3.65m)

**BEDROOM TWO**

13' 0" x 12' 0" (3.95m x 3.65m)

**BEDROOM THREE**

9' 0" x 11' 10" (2.75m x 3.60m)

**BEDROOM FOUR**

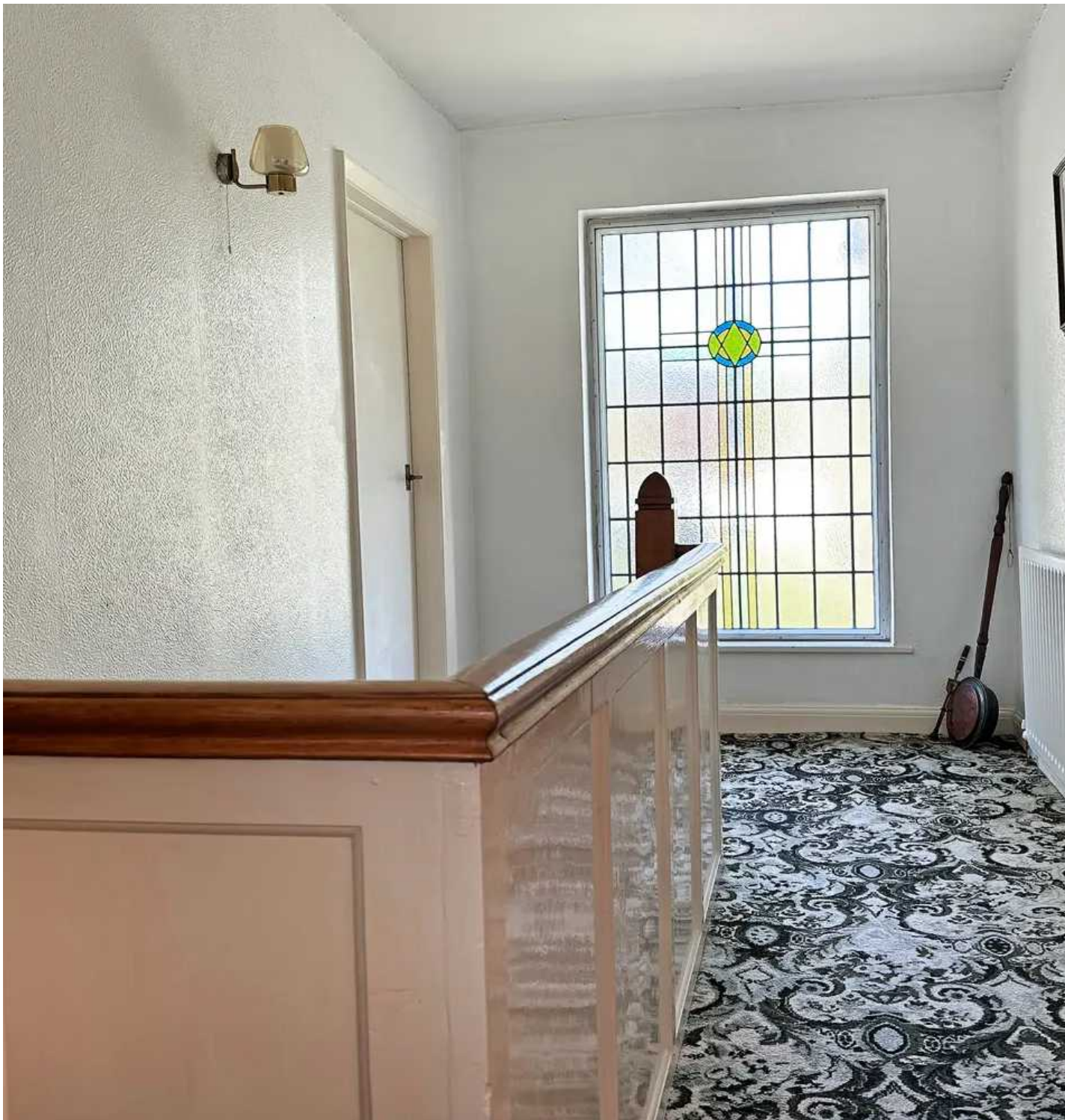
12' 2" x 8' 0" (3.70m x 2.45m)

**BATHROOM**

6' 11" x 9' 0" (2.10m x 2.75m)

**WC**





#### **OUTSIDE THE PROPERTY**

#### **SOUTH FACING REAR GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, washing machine, all carpets, all curtains, fitted wardrobes in bedrooms one, two, three and four, all light fittings and garden shed.

#### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

Gas fire place in the sitting room

#### **ADDITIONAL INFORMATION**

Services: main gas, electricity and mains sewers. Loft Space: joists insulated and lighting.

#### **MONEY LAUNDERING REGULATIONS**

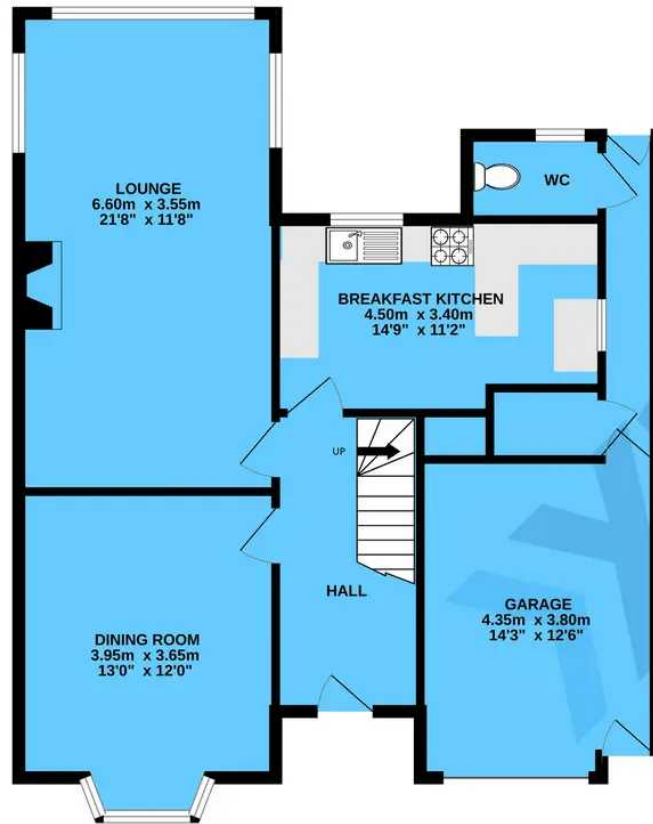
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

#### **TOTAL SQUARE FOOTAGE**

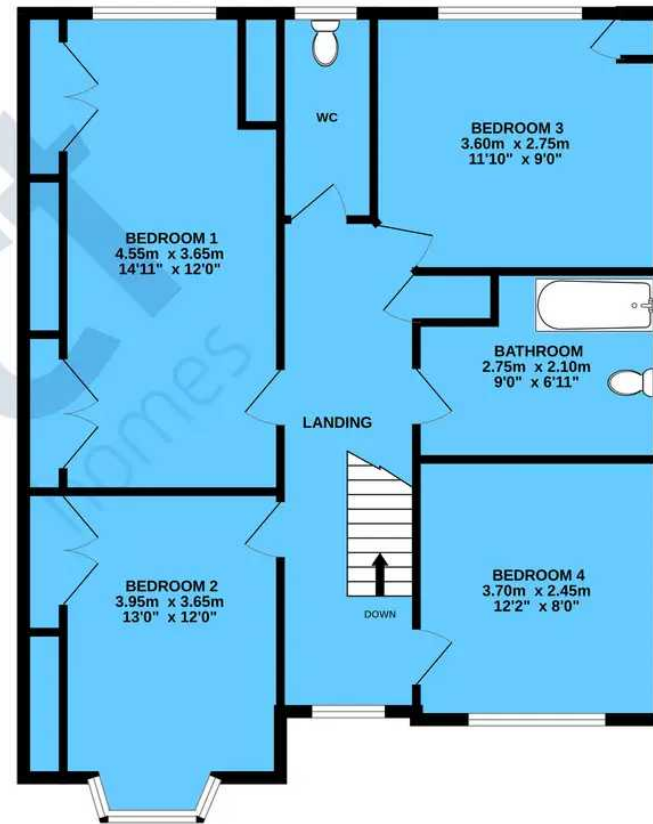
168.1 sq.m (1809 sq ft). approx



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 168.1 sq.m. (1809 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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SALES & LETTINGS

