



Wychwood Avenue, Knowle

Guide Price £950,000

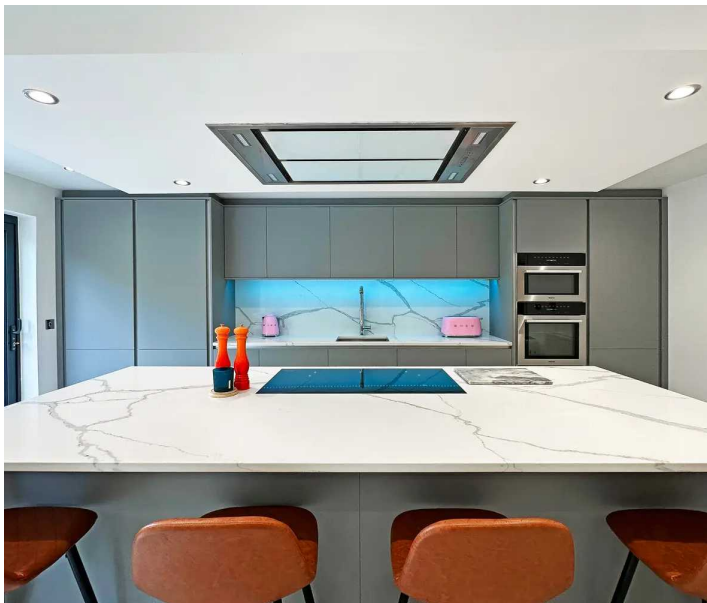




PROPERTY OVERVIEW

Introducing a truly spectacular property located in a highly sought-after road of Knowle. This magnificent residence is a large detached family home, built in 2020, and embodies versatility and space, perfect for any growing family. Spanning over three floors, this exceptional property offers the ultimate in comfort, style, and luxury.

One of the features of this beautiful home is the balance of a 10-year new build guaranty, providing you with complete peace of mind. As you approach the property, it is situated behind a large tarmac driveway that offers ample parking space for multiple vehicles and leads to a single garage. As you step inside, you'll also recognise the attention to detail with the highest quality of craftsmanship throughout including stunning aluminium windows and doors, which not only add a touch of elegance but also provide exceptional security and energy efficiency.

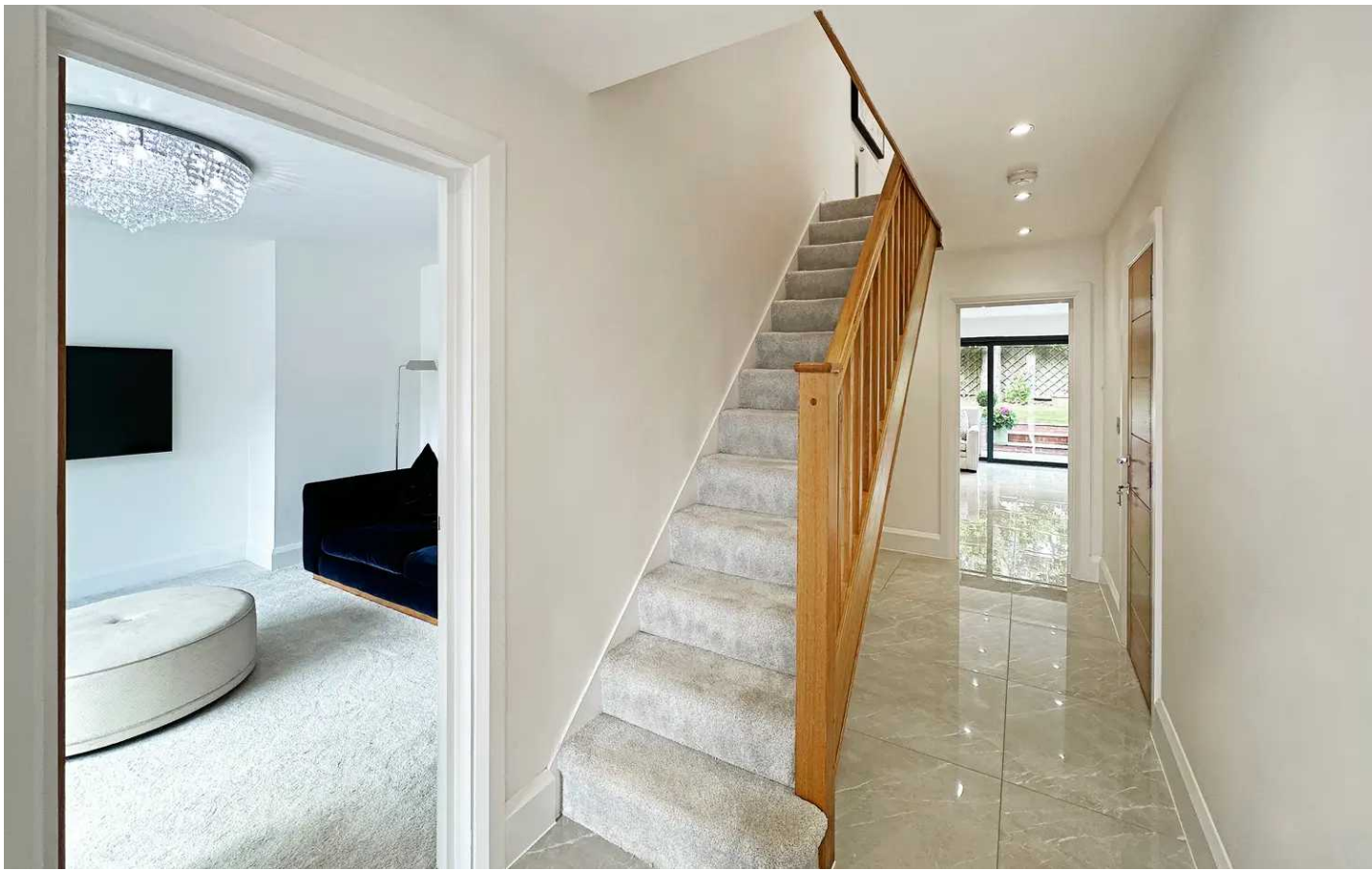




The heart of this home is the large open-plan kitchen, dining, and family room, truly a hub for gathering and creating lasting memories. The kitchen is a chef's dream, featuring top-of-the-line Miele appliances that are both aesthetically pleasing and functionally superior, large feature central island / breakfast bar with quartz work surface throughout. The full-width sliding doors showcase the rear garden, seamlessly connecting the indoor and outdoor living spaces, and flooding the room with an abundance of natural light.

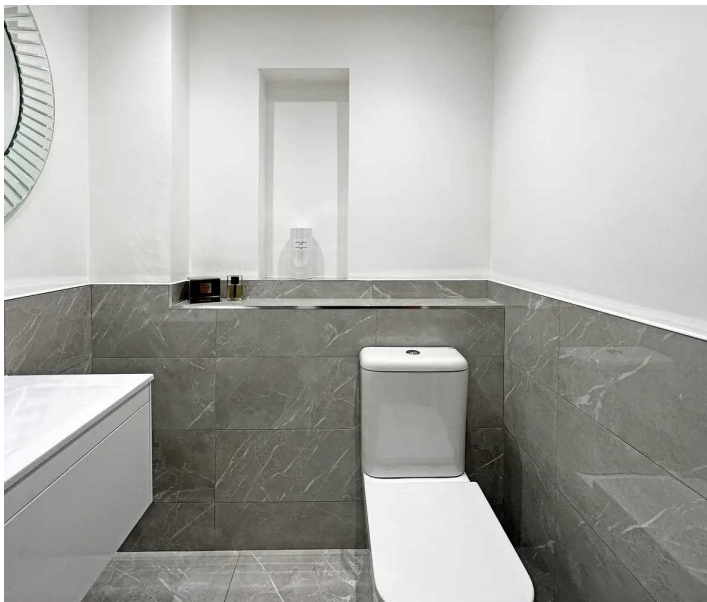
Moving to the first floor, you'll find four generously sized double bedrooms, each meticulously designed to create a comfort and practicality. The focal point of the principal bedroom is its vaulted ceiling, adding a sense of grandeur to the space which also includes air conditioning. The luxury ensuite shower room completes this retreat, featuring high-end fixtures and finishes.





Additionally, the first floor boasts a large luxury family bathroom, where you can unwind and indulge in a soothing bath or invigorate yourself with a refreshing shower. Ascending to the second floor, you'll discover a truly remarkable space. Whether you're looking for a place for entertainment or a quiet sanctuary, this floor offers both. The fantastic games room provides the perfect setting for friendly gatherings or family fun, while the large study offers an ideal environment for productivity and focus. An additional luxury ensuite shower room completes this floor, adding versatility and convenience.

You will be delighted by the beautifully landscaped rear garden. The full-width patio area is ideal for al fresco dining and entertaining, while the lush lawn and thoughtfully designed borders create a serene and inviting environment.





In summary, this exceptional property offers a luxurious and comfortable lifestyle that is unparalleled. From the versatile living spaces to the meticulously designed bedrooms and stunning outdoor area, every aspect of this home has been carefully considered. Its location in the highly sought-after Knowle area, coupled with its impeccable craftsmanship and attention to detail, make it a true gem in the market. Do not miss the opportunity to call this extraordinary property your home and call Xact Homes on 01564 777284.





PROPERTY LOCATION

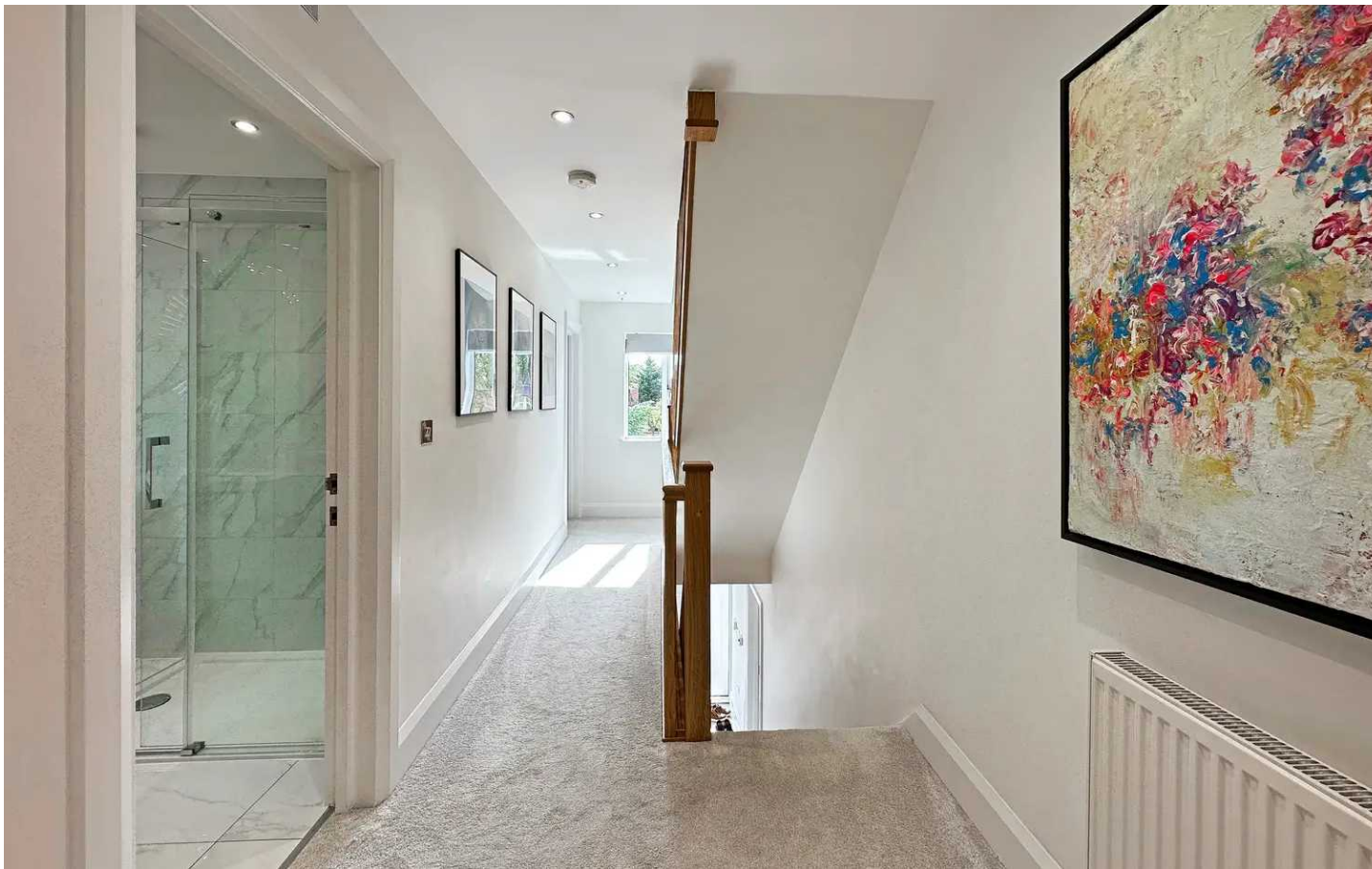
Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school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



- Stunning Six Bedroom Detached Property Built in 2020
- Located Within A Prime Road of Knowle
- Large Tarmacadam Driveway & Single Garage
- Built To The Highest Specification With Aluminium Windows & Doors & Miele Appliances
- Large Open Plan Kitchen / Dining & Family Room With Sliding Doors
- Principal Bedroom With Vaulted Ceiling, Air conditioning & Luxury Ensuite
- Games Room To Second Floor
- Arden Catchment Area





ENTRANCE HALLWAY
17' 9" x 6' 7" (5.40m x 2.00m)

WC
4' 11" x 4' 11" (1.50m x 1.50m)

KITCHEN/DINING/FAMILY ROOM
21' 10" x 17' 5" (6.65m x 5.30m)

BOOT ROOM
4' 5" x 12' 6" (1.35m x 3.80m)

SNUG
14' 5" x 12' 2" (4.40m x 3.70m)

FIRST FLOOR

PRINCIPAL BEDROOM
14' 7" x 10' 6" (4.45m x 3.20m)

ENSUITE SHOWER
11' 2" x 4' 11" (3.40m x 1.50m)

BEDROOM TWO
10' 2" x 15' 5" (3.10m x 4.70m)

BEDROOM THREE
11' 0" x 11' 10" (3.35m x 3.60m)

BEDROOM FOUR
9' 10" x 10' 2" (3.00m x 3.10m)

BATHROOM
10' 2" x 7' 1" (3.10m x 2.15m)





SECOND FLOOR

GAMES ROOM

18' 10" x 14' 3" (5.75m x 4.35m)

OFFICE

8' 6" x 11' 2" (2.60m x 3.40m)

SHOWER ROOM

10' 2" x 6' 7" (3.10m x 2.00m)

OUTSIDE THE PROPERTY

GARAGE

20' 4" x 9' 8" (6.20m x 2.95m)

TOTAL SQUARE FOOTAGE

210 sq.mts (2260 sq.ft) approx.

NORTH WEST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds and electric garage door.

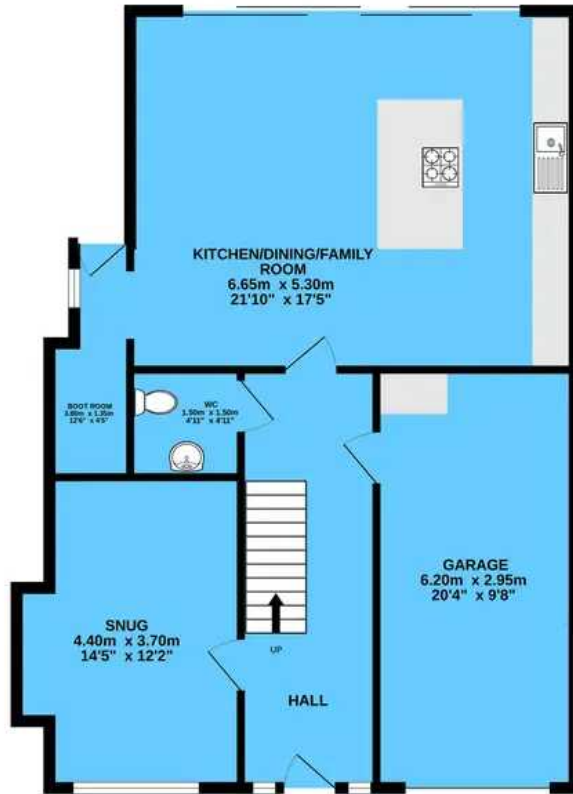
ADDITIONAL INFORMATION

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

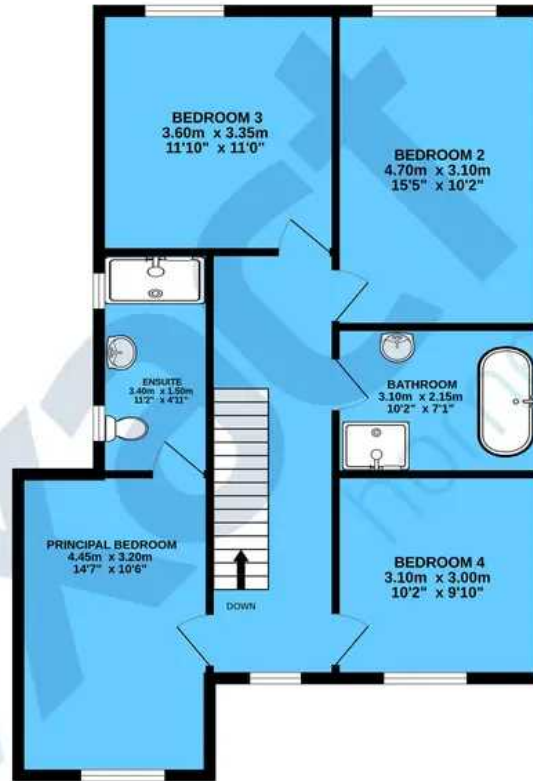
MONEY LAUNDERING REGULATIONS

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.

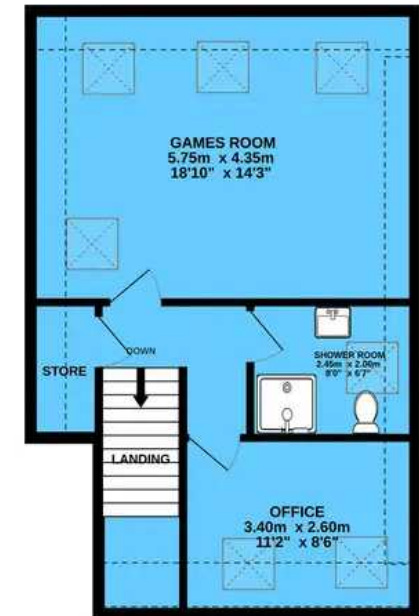
GROUND FLOOR
87.2 sq.m. (939 sq.ft.) approx.



1ST FLOOR
74.0 sq.m. (797 sq.ft.) approx.



2ND FLOOR
49.0 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA : 210.3 sq.m. (2263 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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