



## Woodrow Crescent, Knowle

Guide Price £650,000



## Property Overview

Presenting a fantastic opportunity, this four bedroom detached property has been meticulously extended and remodelled by the current owners to create a truly delightful family home. Situated on a peaceful and highly coveted road in Knowle, this property is conveniently within walking distance to local amenities and schools, making it an ideal location for families.

Upon entering, you will find a welcoming entrance hallway with ample storage space and a guest toilet. The large living room, spanning the front elevation, boasts floor-to-ceiling windows that flood the room with natural light. The heart of the property lies in the expansive open plan kitchen, diner, and family room, which has been thoughtfully updated and remodelled to include skylights for an abundance of natural light and an added practical utility room. This space also features French doors that open to the rear garden, perfect for enjoying outdoor dining and entertaining. Moving to the first floor, you will discover four generously proportioned bedrooms, all serviced by a family bathroom. Bedroom four offers flexibility and can be easily adapted into a home office or study.





Externally, the property boasts a rear garden mainly laid with lawn, providing an excellent space for relaxation and recreation. Furthermore, a driveway to the front offers ample parking for multiple vehicles.

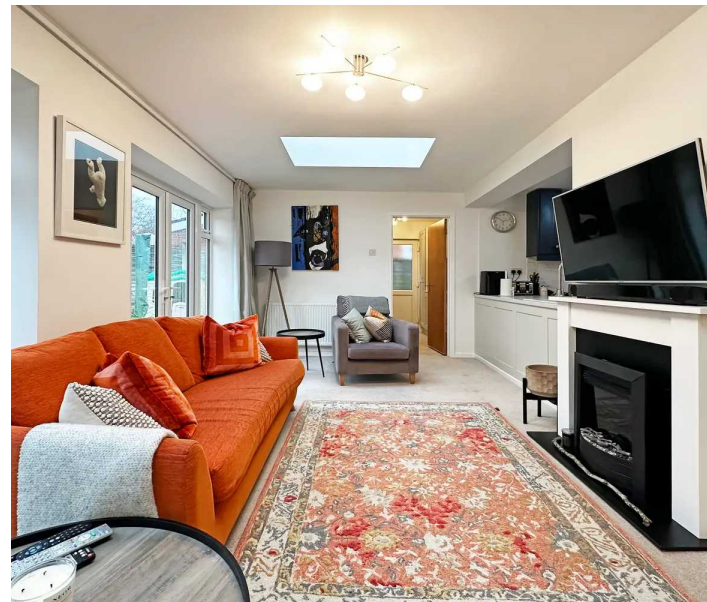
Do not miss the opportunity to view this remarkable property, which perfectly combines modern design, functionality, and location.

#### 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





- Four Bedroom Detached Property
- Quiet & Highly Sought After Location
- Significantly Updated & Remodeled
- Large Living Room
- Open Plan Kitchen / Diner / Family Room
- Practical Utility
- Four Generously Sized Bedrooms
- Lawn Rear Garden
- Driveway & Carport

#### **ENTRANCE HALL**

##### **WC**

5' 11" x 5' 4" (1.80m x 1.63m)

##### **LIVING ROOM**

19' 6" x 11' 10" (5.94m x 3.61m)

##### **KITCHEN, DINER & FAMILY ROOM**

22' 9" x 20' 10" (6.93m x 6.35m)

##### **UTILITY ROOM**

7' 8" x 7' 5" (2.34m x 2.26m)

#### **FIRST FLOOR**

##### **BEDROOM ONE**

12' 2" x 10' 8" (3.71m x 3.25m)

##### **BEDROOM TWO**

11' 0" x 9' 2" (3.35m x 2.79m)

##### **BEDROOM THREE**

12' 2" x 8' 8" (3.71m x 2.64m)

##### **BEDROOM FOUR**

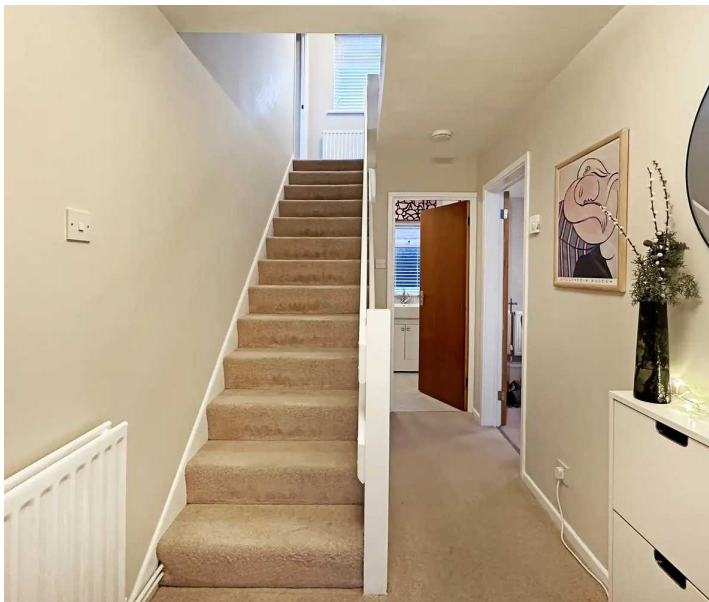
9' 2" x 8' 8" (2.79m x 2.64m)

##### **BATHROOM**

6' 7" x 6' 7" (2.01m x 2.01m)

##### **TOTAL SQUARE FOOTAGE**

121.2 sq.m (1304 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

7' 8" x 7' 0" (2.34m x 2.13m)

### **REAR GARDEN**

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

Neff integrated oven, Neff integrated hob, Neff extractor, Samsung fridge/freezer, Indesit dishwasher, all carpets, blinds and light fittings, some curtains, fitted wardrobes in bedroom one, garden shed and Marquis Spirit hot tub/spa.

### **ADDITIONAL INFORMATON**

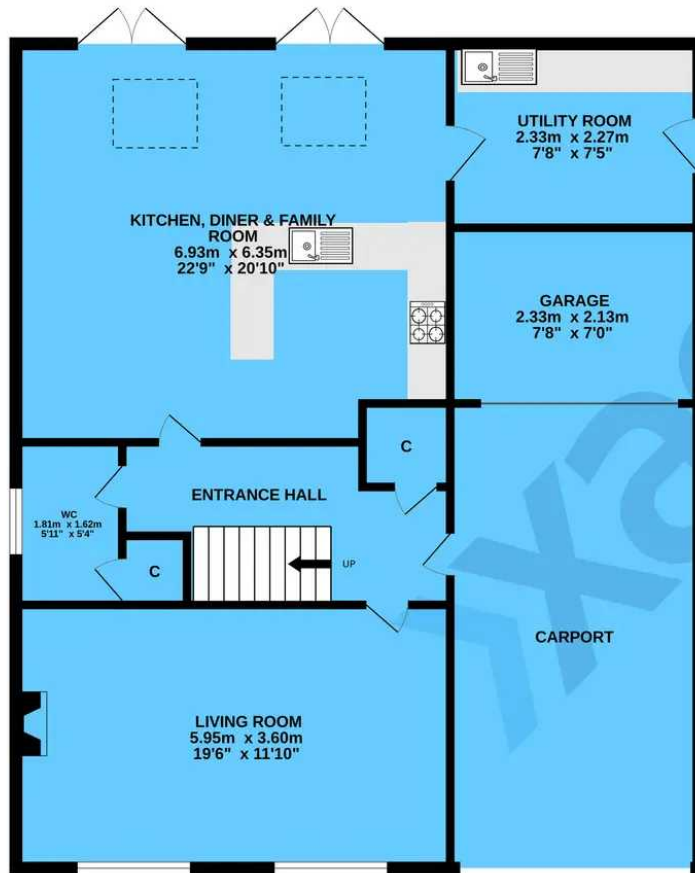
Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Loft space - with lighting

### **MONEY LAUNDERING REGULATIONS**

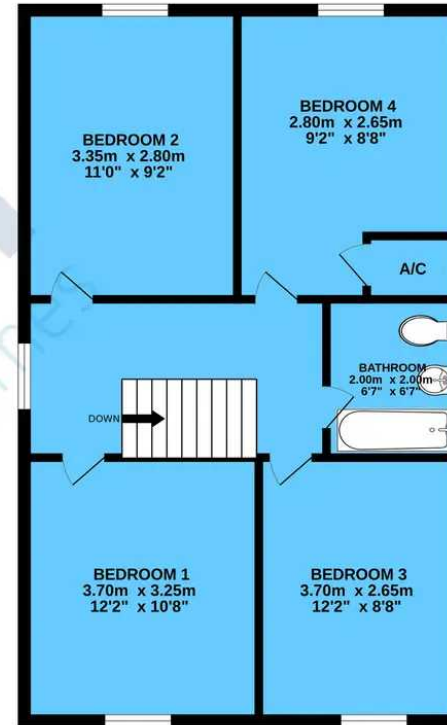
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 121.2 sq.m. (1304 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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