



Willowbank Road, Knowle

Guide Price £625,000





## PROPERTY OVERVIEW

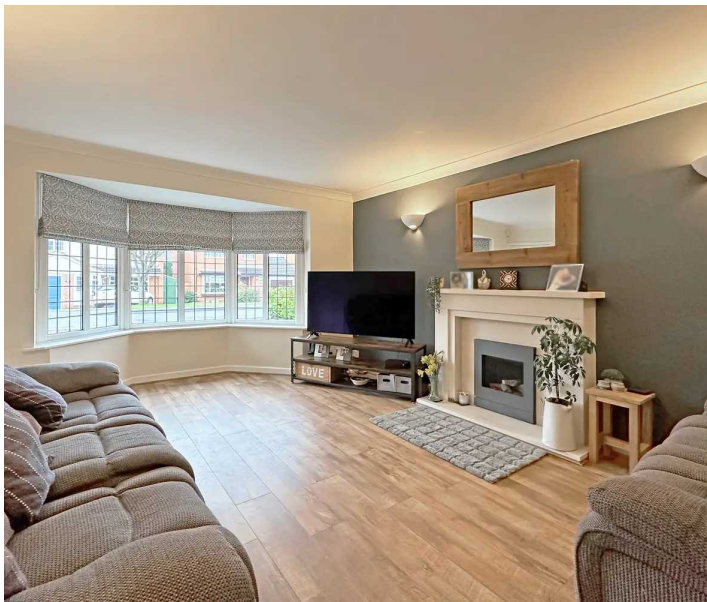
We are delighted to present this stunning four-bedroom detached property, situated on a peaceful and highly sought-after road in Knowle.

Upon entering, you are greeted with an entrance hallway that offers ample storage solutions and a convenient downstairs toilet. The ground floor boasts a bright and airy living room, ideal for relaxation and entertaining, while a separate dining room provides an elegant space for formal gatherings. The fitted kitchen offers modern appliances and ample storage.

Ascending the stairs, you will find four generously sized bedrooms, each thoughtfully designed to maximise comfort and functionality. The principal bedroom comes complete with fitted wardrobes, offering generous storage space.

All bedrooms are serviced via a stylish and well-equipped family bathroom.

To the rear of the property, you will find a stunning westerly facing rear garden, offering a tranquil retreat. The large patio seating area is perfect for hosting al fresco dining and summer barbeques, while the rest of the garden offers space for outdoor activities and relaxation.

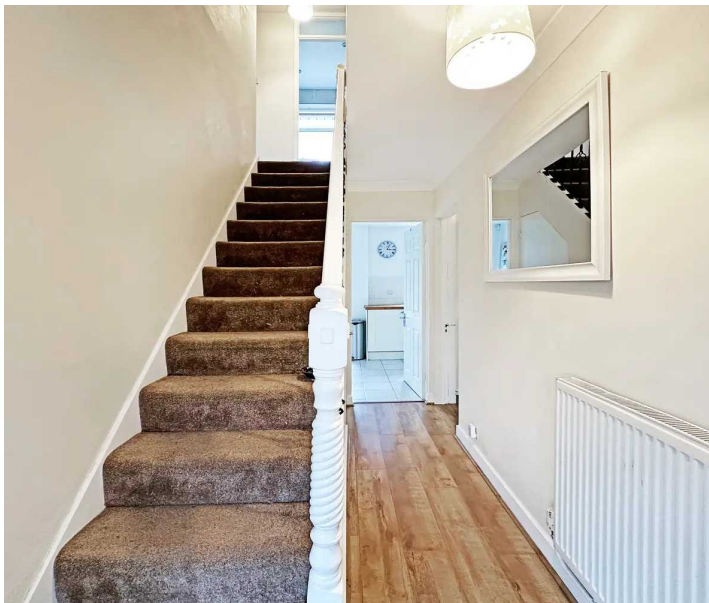




This property is not to be missed! Contact us today to arrange a viewing and secure your dream home in Knowle.

#### 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.

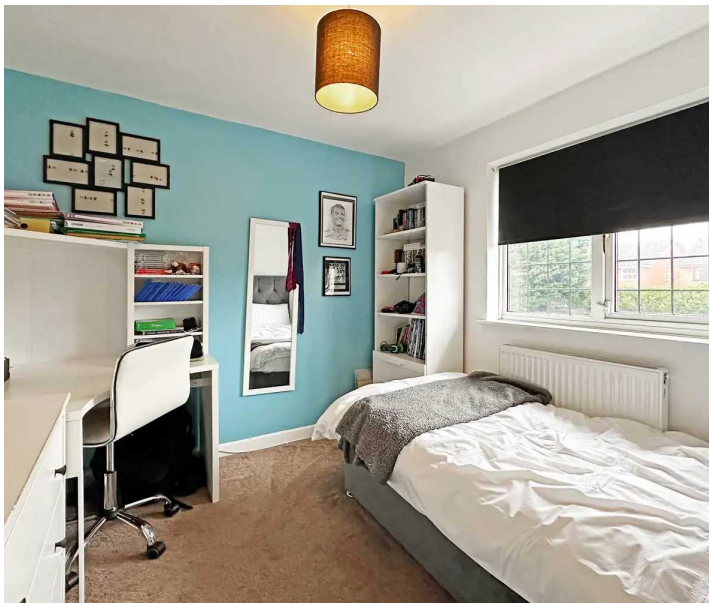




Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached Property
- Highly Sought After Road In Knowle
- Living Room & Dining Room
- Fitted Kitchen
- Single Garage & Wide Driveway
- Family Bathroom
- Principal Bedroom With Fitted Wardrobes
- Rear Garden With Large Patio
- Early Viewing Essential





#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

17' 5" x 11' 9" (5.30m x 3.58m)

#### **DINING ROOM**

11' 8" x 8' 8" (3.55m x 2.63m)

#### **KITCHEN**

13' 9" x 8' 2" (4.19m x 2.50m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 0" x 11' 8" (3.66m x 3.56m)

#### **BEDROOM TWO**

10' 9" x 10' 9" (3.28m x 3.28m)

#### **BEDROOM THREE**

8' 11" x 8' 8" (2.71m x 2.64m)

#### **BEDROOM FOUR**

9' 6" x 7' 1" (2.89m x 2.15m)

#### **BATHROOM**

#### **TOTAL SQUARE FOOTAGE**

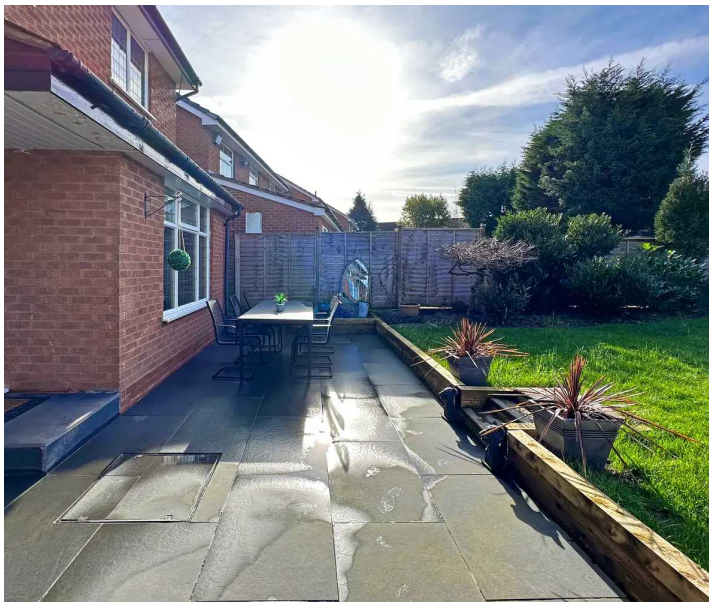
Total floor area: 108.5 sq.m. = 1168 sq.ft approx.

#### **OUTSIDE THE PROPERTY**

#### **WESTERLY FACING REAR GARDEN**

#### **SINGLE GARAGE**

16' 11" x 7' 7" (5.15m x 2.32m)





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

Extractor, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, all carpets, some curtains, some blinds, fitted wardrobes in one bedroom and all light fittings. The Rangemaster free standing cooker is available to be purchased.

#### **ADDITIONAL INFORMATION**

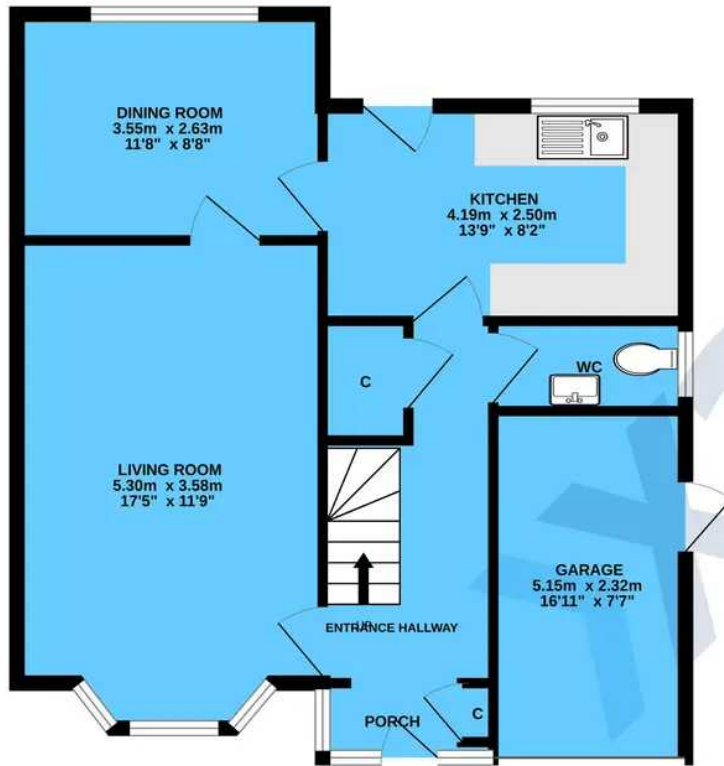
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. Loft space - boarded with lighting.

#### **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  
59.7 sq.m. (643 sq.ft.) approx.



1ST FLOOR  
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 108.5 sq.m. (1168 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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