

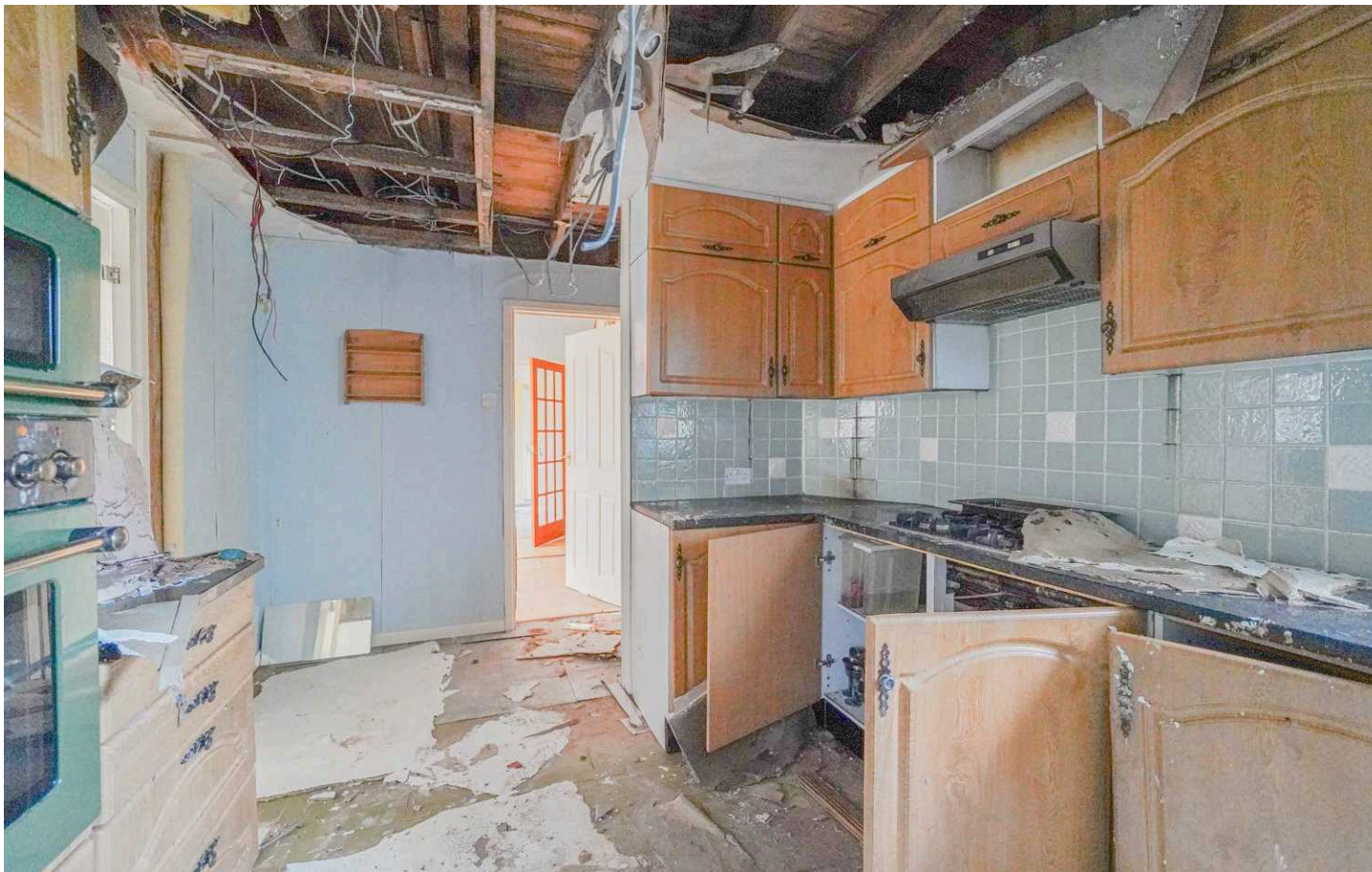


Wychwood Avenue, Knowle

Guide Price £500,000







## PROPERTY OVERVIEW

Situated on a premier road within the esteemed Arden Academy catchment area, this four double bedroom detached dormer bungalow presents an exceptional opportunity for those seeking a renovation project. In need of modernisation, this property offers the chance to create a bespoke living space tailored to individual tastes and requirements.

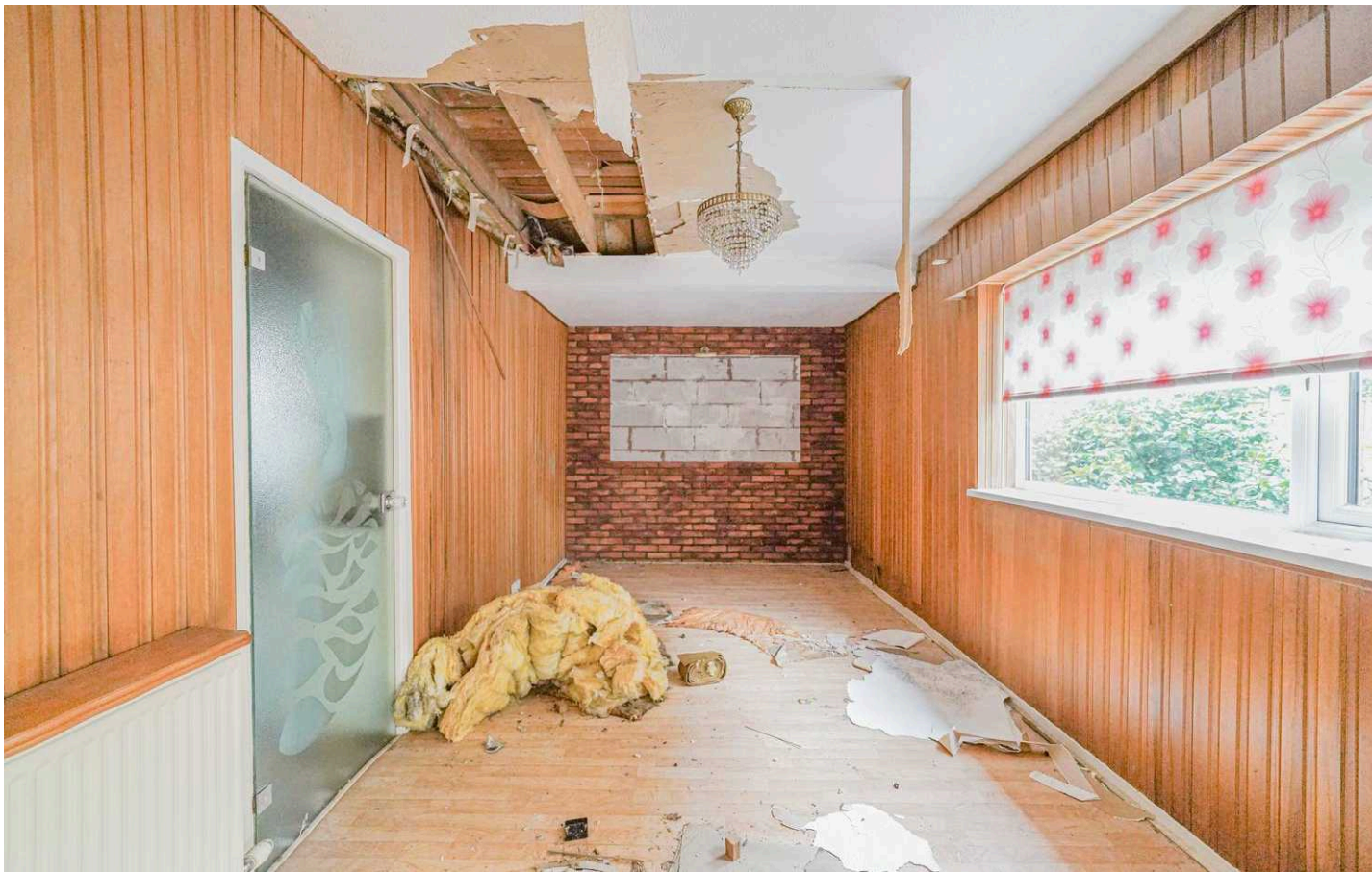
Upon entering the property, one is greeted by an entrance hallway which leads to a large living room with a double-height hallway that leads seamlessly to a conservatory, flooding the space with natural light. To the side of the property is the good-sized breakfast kitchen and adjoining dining room.



Offering versatile living arrangements, the ground floor is home to two bedrooms and a bathroom, providing convenience and functionality for occupants of all ages. Meanwhile, the first floor boasts an additional two bedrooms and a bathroom, ensuring privacy and comfort for all residents.

The property benefits from a south-westerly facing garden, perfect for those who appreciate outdoor living and al fresco dining.





Noteworthy for its outstanding potential subject to obtaining planning permission, this property is ideal for those with a vision for transformation. The spacious layout offers endless possibilities for reconfiguration and modernisation, allowing the creation of a contemporary and stylish home tailored to individual preferences.

In addition to its potential for renovation, the property's location within the sought-after Arden Academy catchment area adds further appeal. Renowned for its academic excellence and high standards, the academy offers exceptional educational opportunities for families with school-aged children, making this property an attractive choice for families looking to secure a bright future for their loved ones.

In conclusion, this four double bedroom detached dormer bungalow presents a rare opportunity to create a bespoke living space in a sought-after location. Offering outstanding potential for renovation, a flexible layout, and a desirable position within the Arden Academy catchment area, this property is sure to appeal to discerning buyers seeking a property with both character and potential.

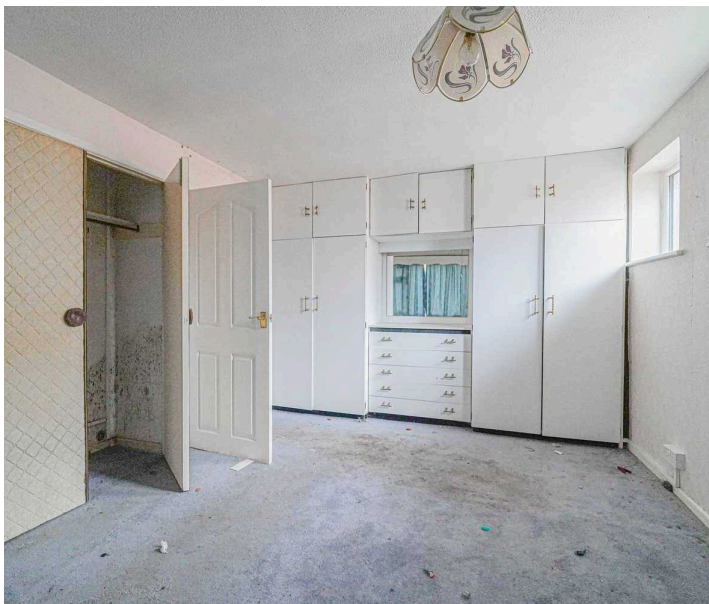






DISCLAIMER: This property has suffered from a Sulphate Attack (Heave) and all flooring including the concrete base needs to be replaced. An estimated cost of this is £20,000 but you will need to obtain your own quotes to verify this. You must check with your mortgage lender that they are agreeable to lend on a property that suffers from a Sulphate Attack.

- Four Double Bedroom Detached Dormer Bungalow In Need Of Modernisation
- Offered To The Market With No Upward Chain
- Large Living Room With Double Height Hallway Leading To Conservatory
- Two Bedrooms One Bathroom Located On The Ground Floor
- Two Bedrooms One Bathroom Located On The First Floor
- South Westerly Facing Garden
- Outstanding Potential STPP On A Premier Road
- Located In The Esteemed Arden Academy Catchment







#### 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







## ENTRANCE HALL

### LIVING ROOM

19' 6" x 19' 0" (5.95m x 5.80m)

### BREAKFAST KITCHEN

16' 1" x 10' 1" (4.90m x 3.08m)

### DINING ROOM

16' 1" x 8' 10" (4.90m x 2.70m)

### CONSERVATORY

12' 10" x 10' 0" (3.90m x 3.05m)

### BEDROOM THREE

15' 1" x 10' 6" (4.60m x 3.20m)

### BEDROOM FOUR

10' 10" x 9' 6" (3.30m x 2.90m)

### SHOWER ROOM

7' 3" x 5' 9" (2.20m x 1.75m)

### INTEGRAL GARAGE

23' 11" x 9' 0" (7.30m x 2.75m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

15' 1" x 13' 1" (4.60m x 4.00m)

### BEDROOM TWO

13' 1" x 12' 4" (4.00m x 3.75m)

### BATHROOM

6' 9" x 5' 3" (2.05m x 1.60m)

### TOTAL SQUARE FOOTAGE

179.2 sq.m (1929 sq.ft) approx.







## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **GARDEN**

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

All carpets, all curtains, all blinds, all light fittings and fitted wardrobes in three bedrooms.

### **ADDITIONAL INFORMATION**

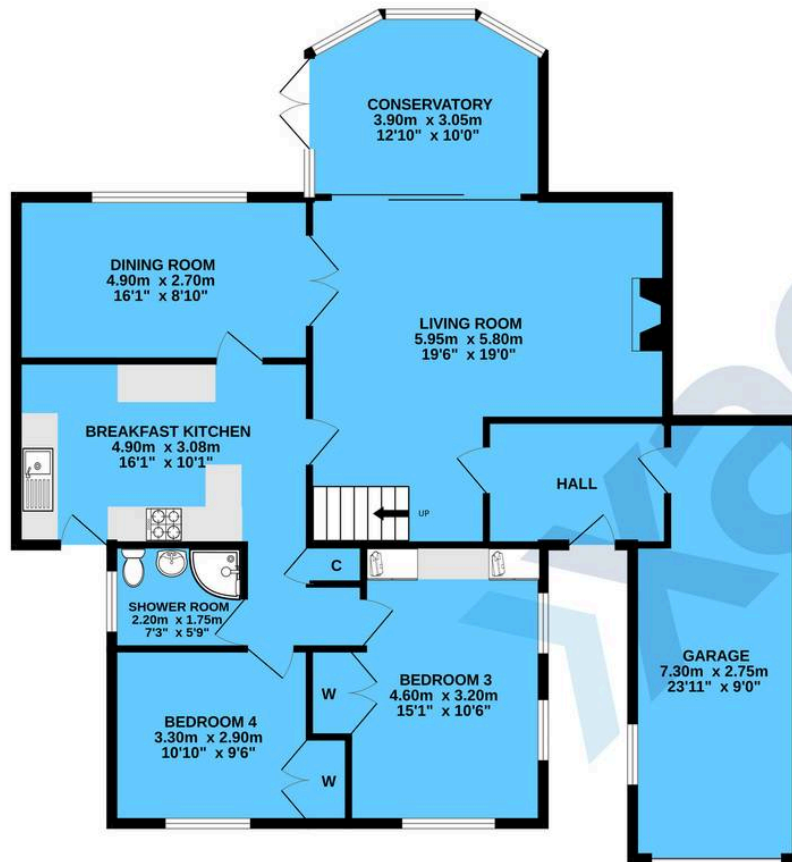
Services - direct mains water (with water meter), sewers and electricity. Gas central heating.

### **INFORMATION FOR POTENTIAL BUYERS**

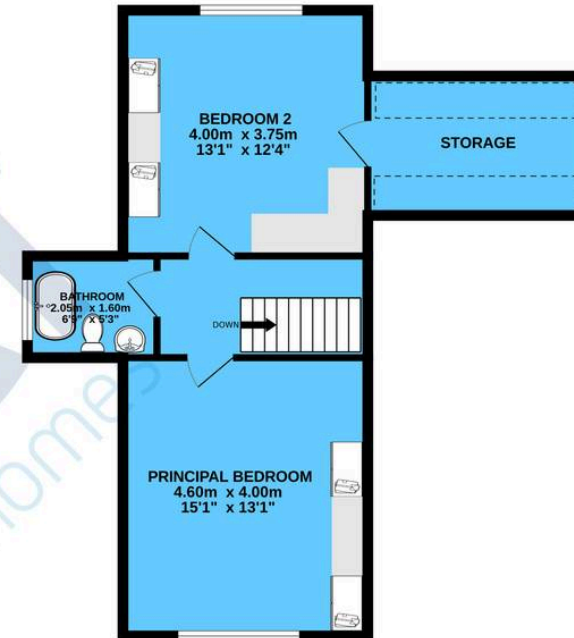
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 179.2 sq.m. (1929 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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