



WOODSTOCK, 26 WIDNEY ROAD, KNOWLE, B93 9DY  
ASKING PRICE OF £995,000

DRAFT



- »X Immaculately Presented
- »X Well Proportioned
- »X Edwardian Semi Detached

- »X Five Bedrooms
- »X Two Bathrooms
- »X Three Reception Rooms

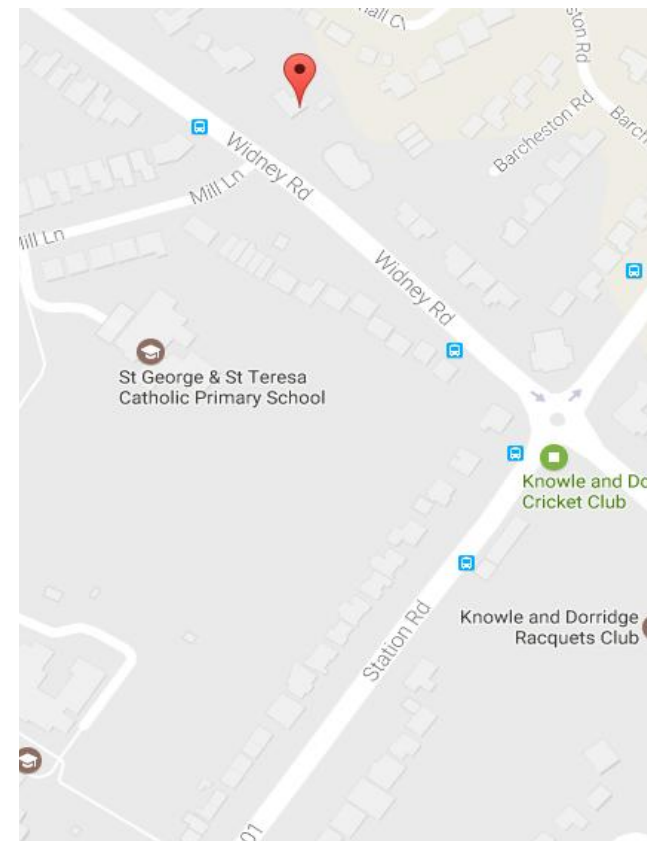
- »X Double Garage
- »X Scope For Extension (STPP)
- »X Large Driveway With Ample Parking

### PROPERTY OVERVIEW

This imposing five bedroom semi detached Edwardian property is set upon a large plot and has been significantly updated and improved by its present owners. Located midway between the villages of Knowle and Dorridge, the property offers a beautiful family home which retains many of the features associated with a property of this period. Set behind a wide and tarmac driveway with ample parking for multiple vehicles the property briefly affords: - imposing entrance hallway, three reception rooms including living room, dining room and family room, guest cloakroom, large L shaped breakfast kitchen, five excellent bedrooms (master with luxury ensuite and dressing room), shower room, double garage and large landscaped rear garden which is mainly laid with lawn.

### PROPERTY LOCATION

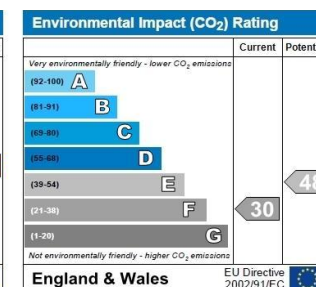
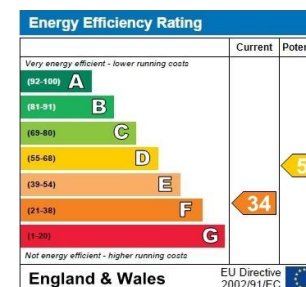
Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M42 / M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Secondary School which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).



<b>TAX BAND</b>	Band G
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Mains gas, electricity and water
<b>BROADBAND</b>	Virgin (fibre optic)
<b>GARDEN</b>	South facing

### ITEMS INCLUDED IN THE SALE

Rangemaster free standing cooker and extractor combined Siemens fridge/freezer, Siemens dishwasher and washing machine.



## **PORCH**

### **HALLWAY**

26' 0" x 10' 3" (7.93m x 3.14m)

### **GUEST CLOAKROOM**

5' 3" x 2' 11" (1.62m x 0.89m)

### **DINING ROOM (FRONT)**

18' 6" into bay x 12' 4" (5.64m into bay x 3.77m)

### **LIVING ROOM (REAR)**

16' 4" x 15' 5" (4.98m x 4.70 m)

### **FAMILY ROOM**

12' 10" x 10' 8" (3.93m x 3.27m)

### **KITCHEN/BREAKFAST ROOM (L-SHAPED)**

21' 10" x 19' 7" (6.68m x 5.97m)

### **FIRST FLOOR LANDING**

### **BEDROOM TWO (FRONT)**

14' 10" x 10' 11" (4.54m x 3.34m)

### **LUXURY SHOWER ROOM**

10' 7" x 5' 10" (3.25m x 1.80m)

### **BEDROOM THREE (REAR)**

12' 11" x 12' 5" (3.94m x 3.79m)

### **BEDROOM FOUR (REAR)**

9' 6" x 8' 2" (2.92m x 2.51m)

### **BEDROOM FIVE (REAR)**

12' 11" x 10' 8" (3.94m x 3.27m)

### **SECOND FLOOR LANDING**

### **MASTER BEDROOM (DUAL ASPECT)**

16' 4" x 12' 5" (5.00m x 3.79m)

### **DRESSING ROOM**

7' 5" x 8' 10" (2.27m x 2.70m)

### **BATHROOM**

7' 4" x 6' 5" (2.25m x 1.97m)

### **DOUBLE GARAGE**

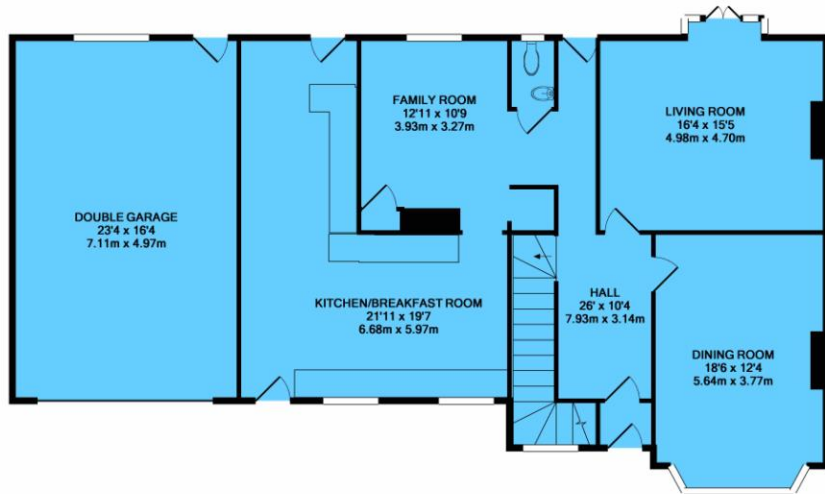
23' 3" x 16' 3" (7.11m x 4.97m)

### **REAR GARDEN**

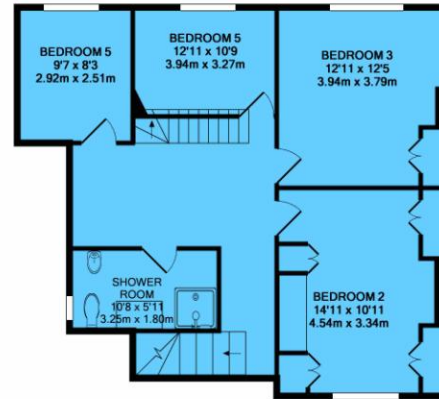
South facing







GROUND FLOOR  
APPROX. FLOOR  
AREA 1613 SQ.FT.  
(149.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 749 SQ.FT.  
(69.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2703 SQ.FT. (251.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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