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Willowbank Road

Knowle, Solihull, B93 9QX

- Four Bedroom Detached Family Home
- En Suite & Bathroom
- Three Reception Rooms
- Re-Fitted Kitchen

£550,000

EPC Rating '64'





Property Description

The property stands within approximately a mile of Knowle High Street with further local convenience stores at Bentley Heath and Dorridge village providing a small square, Sainsburys store and railway station which is on the Chiltern Line and links Birmingham Snow Hill with London Marylebone. Solihull town centre is within three miles and offers further and more comprehensive facilities whilst junctions 4 and 5 of the local M42, both within two miles, lead to the Midlands motorway network, centres of commerce and culture, the M40, the NEC and Birmingham International Airport and Railway Station.

The property is situated on a corner plot and stands back from the road behind a double width tarmac driveway having a lawned fore-garden with shrubbery beds. Access is gained via UPVC double doors which lead through to

Enclosed Porch

Having a part-glazed door leading through to



Entrance Hall

Having a radiator, solid oak flooring, stairs up to the first floor, dado rail, coving to the ceiling, under-stairs storage cupboard and doors off to

Guest WC

Having a white WC, wash hand basin, obscured UPVC double glazed window to the front and a central heating radiator.

Lounge

18' 3" x 12' 9" (5.56m x 3.89m) Having solid oak flooring, coving to the ceiling, UPVC double glazed bay window to the front, two radiators, feature fireplace surround with gas living flame fire with granite hearth and back-drop and door leading through to

Dining Room

11' 5" x 10' 1" (3.48m x 3.07m) Having solid oak flooring, radiator, double glazed sliding patio doors to the rear garden, coving to ceiling and door through to

Re-Fitted Kitchen

15' 2" x 9' 5" (4.62m x 2.87m) Having re-fitted cream gloss fronted base, wall and drawer units with marble effect work surfaces, stainless steel sink drainer unit with mixer tap, plumbing for a washing machine, built-in AEG Micromat Combi and separate oven, four ring hob with extractor over, integrated fridge and freezer, dishwasher, UPVC double glazed window overlooking the rear garden and door through to

Sitting Room

11' 8" x 8' 1" (3.56m x 2.46m) With laminate flooring, UPVC double glazed door and window to the rear garden, ceiling down-lights and central heating radiator.

First Floor Landing

The landing is approached via the stairs leading from the hallway with obscured UPVC double glazed window to the side, coving to the ceiling, dado rail and an airing cupboard with shelving.

Bedroom One

13' 0" (Inc. Wardrobe) x 10' 5" (3.96m x 3.18m) Having a UPVC double glazed window to the front, central heating radiator, ceiling down-lights, fitted wardrobes with sliding mirror fronted doors, laminate flooring, dado rail and door to

En Suite Shower

With white WC, pedestal wash hand basin, ceramic tiled walls, shower cubicle with Triton shower, central heating radiator and an obscured UPVC double glazed window to the side.





Bedroom Two

13' 0" x 8' 4" (Min) (3.96m x 2.54m) Having a central heating radiator, UPVC double glazed window overlooking the rear garden, dado rail, coving to the ceiling and feature flooring.

Bedroom Three

10' 5" x 6' 9" (3.18m x 2.06m) Having a UPVC double glazed window to the front, central heating radiator, coving to the ceiling, laminate flooring and dado rail.

Bedroom Four

8' 1" x 6' 9" (2.46m x 2.06m) Having a UPVC double glazed window to the rear, coving to the ceiling,, dado rail, central heating radiator and laminate flooring.

Family Bathroom

9' 6" x 5' 6" (2.9m x 1.68m) Requiring refurbishment and having W.C, pedestal wash hand basin, panelled bath, obscured UPVC double glazed window to the side, loft hatch and radiator.

Garage

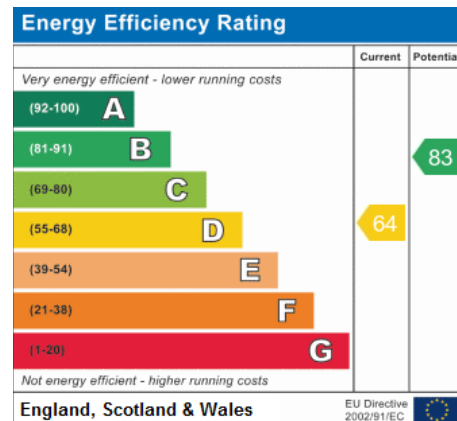
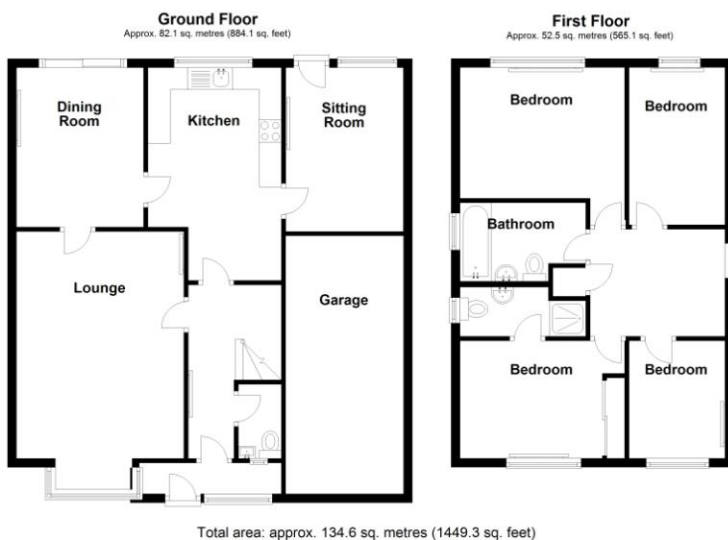
Having up-and-over door, light and power.

Rear Garden

Having a private aspect to the rear with shaped lawn, paved patio area, flower and shrubbery borders, matured shrubs and evergreens, panel fencing to the sides and rear and space for a garden shed to the rear.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements