



42 WOOTTON CLOSE, KNOWLE, B93 0EJ
ASKING PRICE OF £475,000



»X Attractive Detached Property

»X Four Good Sized Bedrooms

»X Immaculate Throughout

»X Close To All Local Amenities

»X South Facing Rear Garden

»X Kitchen / Diner

»X Through Living / Snug

»X Master With Ensuite

»X Family Bathroom

PROPERTY OVERVIEW

Located within easy walking distance to Knowle high street and all local schools, this immaculately presented four bedroom detached property was originally built in 2014 by Miller Homes and benefits from the balance of the ten year new build guarantee. Benefitting from a south facing landscaped rear garden and garage set behind a tarmac driveway. The property briefly affords:- entrance hallway, guest cloakroom, through living room / snug with French doors opening into the rear garden, open plan kitchen / diner with high gloss kitchen and a range of fitted appliances, four bedrooms (master with ensuite) and family bathroom. Outside the property enjoys a landscaped rear garden which is mainly laid with lawn and benefits from a south facing aspect.

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 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 Academy 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).

COUNCIL TAX

Band E

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

BT Infinity Fibre optic

LOFT SPACE

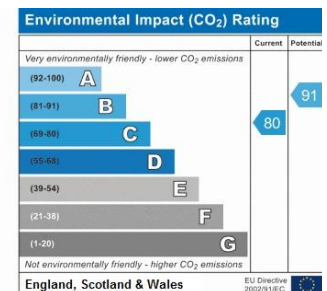
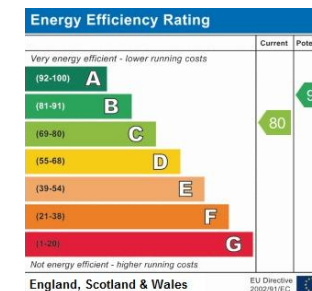
Lighting

GARDEN

South Facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine/dryer, carpets, curtains and lights



HALLWAY

LIVING ROOM

14' 8" x 10' 8" (4.46m x 3.25m)

SNUG

10' 8" x 8' 2" (3.25m x 2.49m)

KITCHEN/ DINER

17' 0" x 12' 0" (5.19m x 3.65m)

GUEST CLOAKROOM

5' 9" x 4' 4" (1.76m x 1.31m)

ON THE FIRST FLOOR

MASTER BEDROOM

10' 10" x 8' 11" (3.30m x 2.71m)

ENSUITE

7' 5" x 5' 3" (2.25m x 1.61m)

BEDROOM TWO

11' 9" x 8' 7" (3.59m x 2.62m)

BEDROOM THREE

8' 5" x 7' 10" (2.56m x 2.39m)

BEDROOM FOUR

8' 4" x 7' 5" (2.53m x 2.25m)

BATHROOM

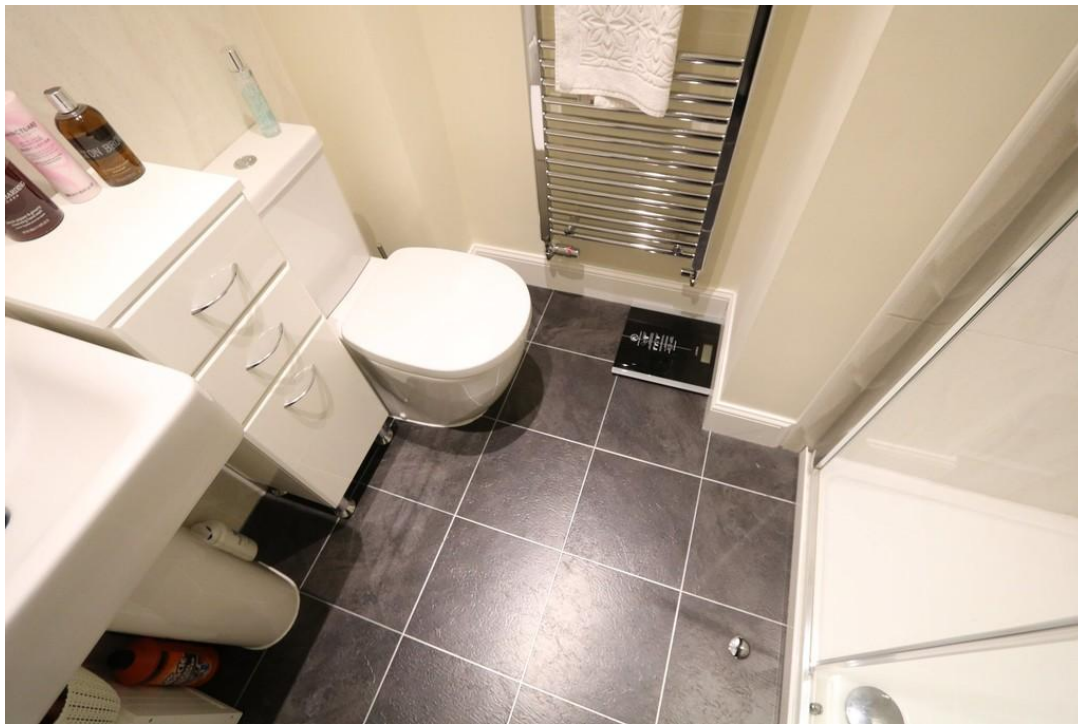
7' 10" x 6' 3" (2.40m x 1.90m)

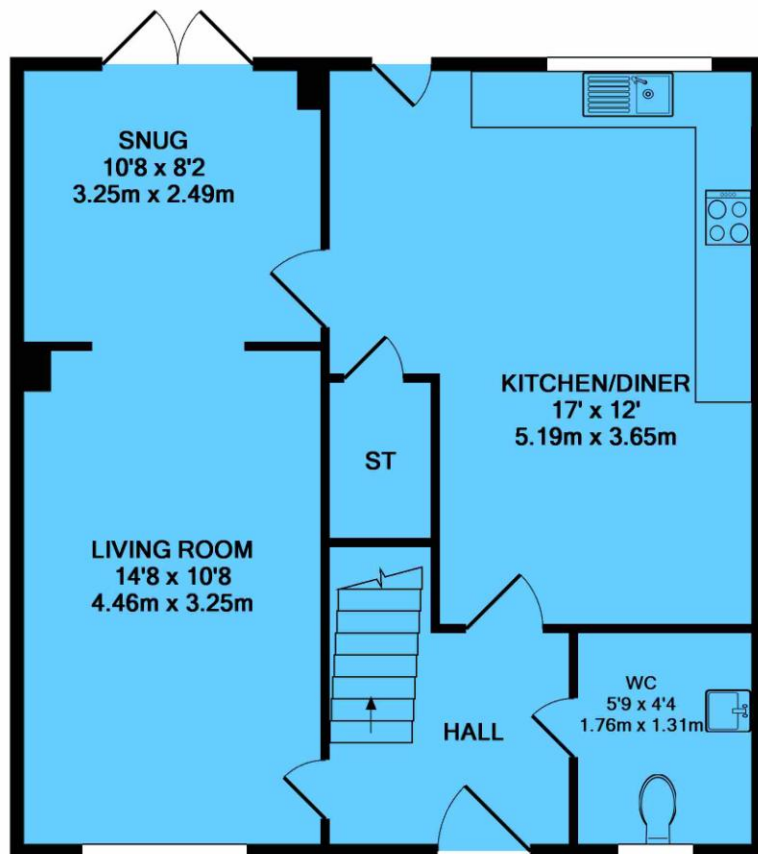
OUTSIDE

GARAGE

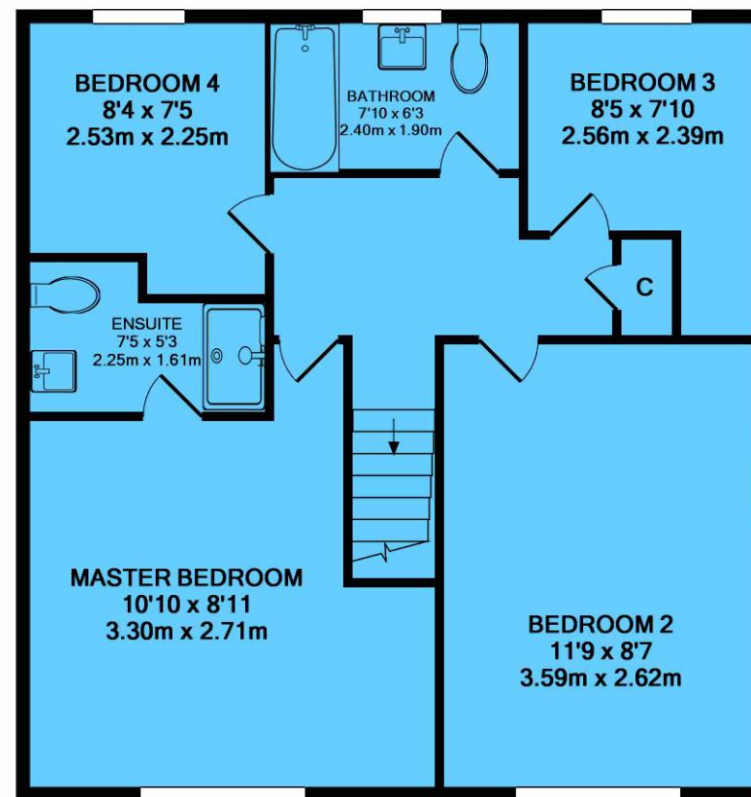
REAR GARDEN







GROUND FLOOR



1ST FLOOR

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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