



2 WOODROW CRESCENT, KNOWLE, B93 9EF
ASKING PRICE OF £650,000



- >> No Upward Chain

>> Large Detached Property

>> Self Contained Annexe

>> Located On A Corner Plot

>> Solar Panels

>> Four Bedrooms To Main House

>> Two Bedrooms To Annexe

>> Absolutely Immaculate

>> Large Stoned Driveway

PROPERTY OVERVIEW

Located on a large corner plot within this quiet cul-de-sac of Knowle is this six bedroom detached property which comprises of four bedrooms to the main house and an attached two bedroom annexe. Both properties are immaculately presented throughout and offer extremely versatile accommodation with the benefit of solar panels. Located within the catchment area for Arden Academy, the main house briefly affords: - entrance porch, entrance hallway, study, utility, guest cloakroom, open plan kitchen / dining and living room, four bedrooms and family bathroom. The annexe affords a private access to the front and benefits from a breakfast kitchen, living area, two bedrooms and bathroom. To the rear of the property and accessed via French doors from both main house and annexe is a beautifully landscaped and low maintenance rear garden with full width paved patio area and artificial lawn.

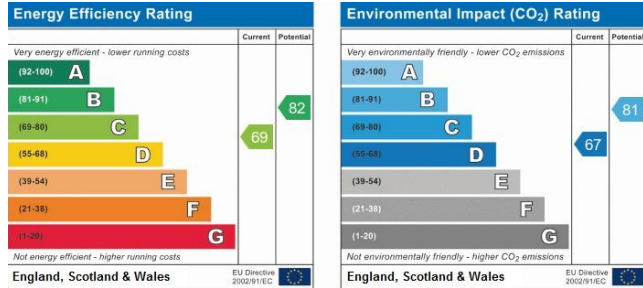
PROPERTY LOCATION

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 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 - House, Band A Annexe
TENURE	Freehold
SERVICES	Mains gas, electricity & solar panels on house roof and water on a meter
BROADBAND	Virgin Media - Fibre Optic
LOFT SPACE	Boarded with ladder and lighting in both the main house and annexe

ITEMS INCLUDED IN THE SALE

- House
- Electrolux oven, induction hob and dishwasher, extractor, Zanussi washing machine, Hotpoint tumble dryer, carpets, downstairs curtains, all blinds
- Annexe
- Zanussi oven, induction hob, extractor, dishwasher, washing machine, carpets, blinds and wardrobe in main bedroom



FIRST FLOOR

MASTER BEDROOM

12' 7" x 10' 5" (3.84m x 3.18m)

BEDROOM TWO

10' 4" x 10' 1" (3.15m x 3.07m)

BEDROOM THREE

11' 3" x 9' 4" (3.43m x 2.84m)

BEDROOM FOUR

10' 5" x 9' 5" (3.18m x 2.87m)

BATHROOM

ANNEXE MASTER BEDROOM

14' 1" x 10' 6" (4.29m x 3.20m)

ANNEXE BEDROOM TWO

8' 8" x 5' 7" (2.64m x 1.70m)

ANNEXE BATHROOM

OUTSIDE THE PROPERTY

LANDSCAPED AND LOW MAINTENANCE REAR GARDEN

PORCH

HALLWAY

OPEN PLAN KITCHEN/DINER/LIVING ROOM (L SHAPED)

25' 8" x 24' 2" (max) (7.82m x 7.37m)

STUDY

11' 7" x 7' 3" (3.53m x 2.21m)

UTILITY

8' 3" x 8' 1" (2.51m x 2.46m)

GUEST WC

ANNEXE LIVING ROOM

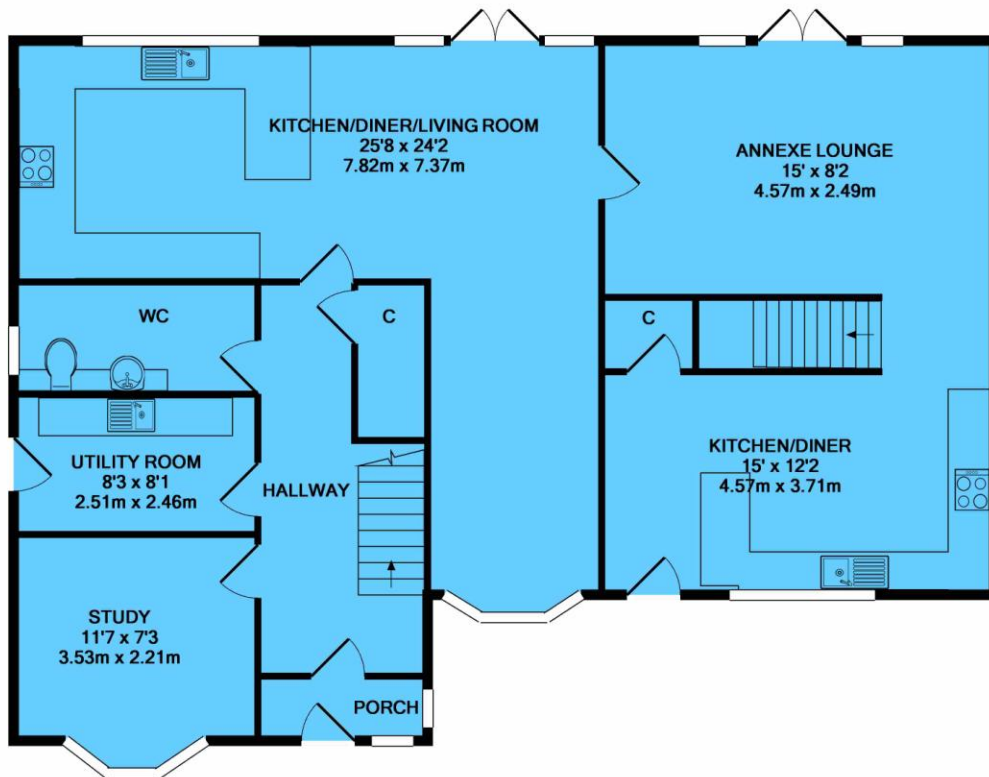
15' 0" x 8' 2" (4.57m x 2.49m)

ANNEXE KITCHEN/DINER

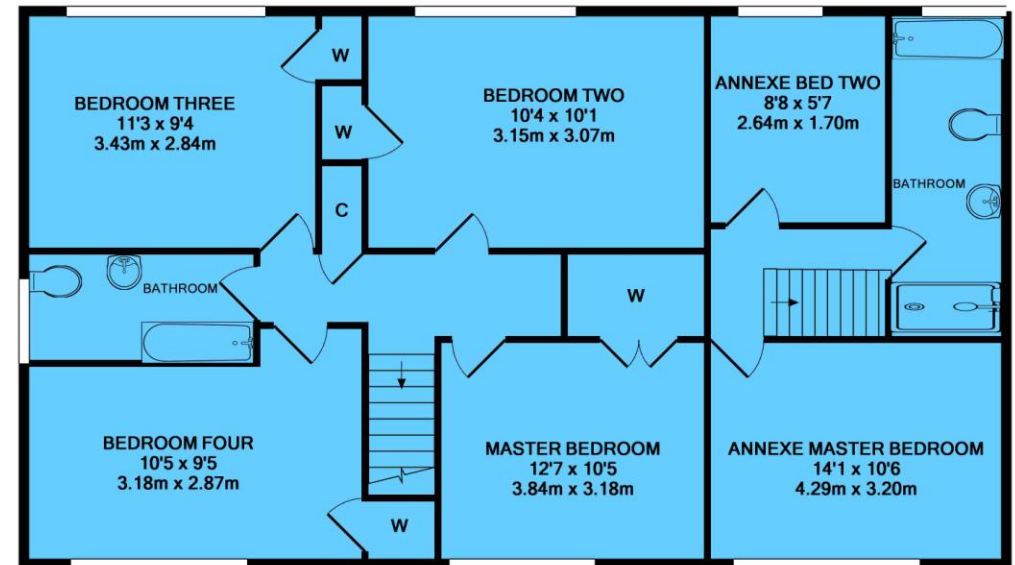
15' 0" x 12' 2" (4.57m x 3.71m)







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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