



WOODROW CRESCENT, KNOWLE, B93 9EQ
ASKING PRICE OF £575,000



»» Four Double Bedroom Detached

»» Significantly Extended

»» Arden Academy Catchment

»» Deceptively Spacious Family Home

»» Open Plan Living/Dining Room

»» Separate Study

»» Utility & Garage

»» Master With Ensuite

»» Landscaped Rear Garden

PROPERTY OVERVIEW

This significantly extended and beautifully presented four double bedroom detached property is located within the catchment area for Arden Academy and offers deceptively spacious accommodation. The property is set back behind a block paved driveway and lawned foregarden and is accessed via an entrance hallway leading to all ground floor accommodation which includes a study located to the front of the property, utility providing access into the garage, large open plan living room / dining room and open plan breakfast kitchen and family room with French doors opening onto the rear patio / garden. A particular feature of the property are the four double bedrooms with the master bedroom serviced via a Jack and Jill bathroom and bedroom two serviced via its own ensuite. Outside the property enjoys a landscaped rear garden which is mainly laid with lawn with formal borders shrubs and trees. To view this superb family home please contact Xact Homes on 01564 777284.

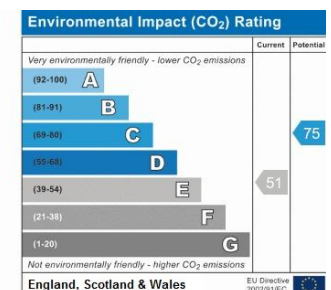
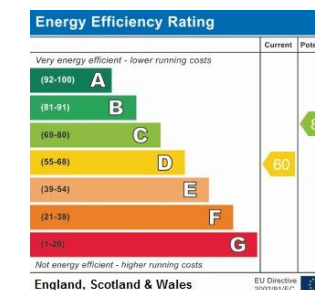
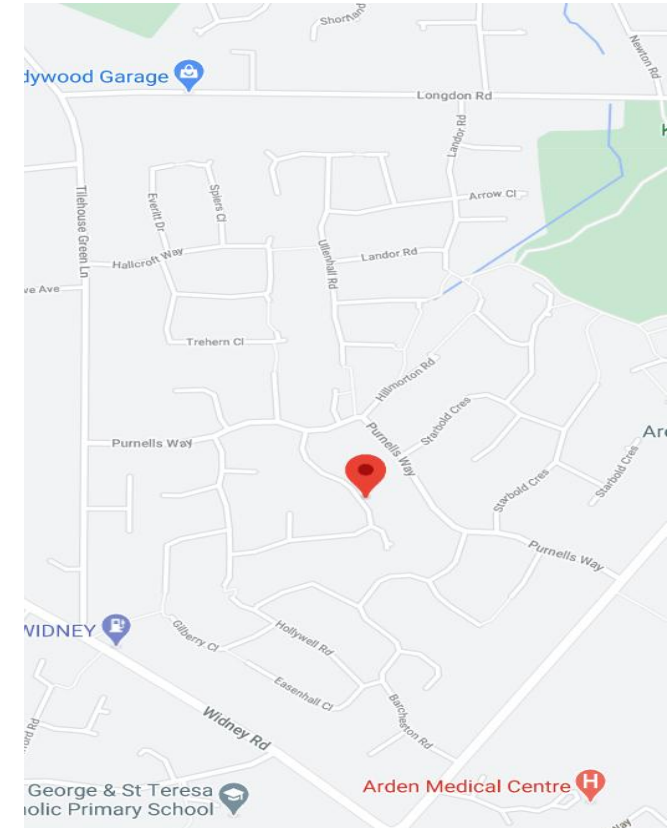
PROPERTY LOCATION

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 E
TENURE	Freehold
SERVICES	Mains gas, electricity and water
BROADBAND	BT
LOFT SPACE	Boarded with lighting
GARDEN	Easterly facing

ITEMS INCLUDED IN THE SALE

Bosch oven, hob and fridge freezer, CDA extractor, Siemens dishwasher, all carpets and blinds, some curtains and light fittings, two garden sheds and fitted wardrobes in bedroom one and two.



HALLWAY

19' 8" x 5' 11" (6.00m x 1.81m)

LARGE OPEN PLAN LIVING/DINING ROOM

29' 4" x 13' 4" (8.94m x 4.06m)

BREAKFAST KITCHEN

13' 11" x 10' 8" (4.24m x 3.25m)

FAMILY ROOM

11' 2" x 10' 10" (3.40m x 3.30m)

UTILITY

7' 7" x 5' 3" (2.31m x 1.60m)

WC

7' 7" x 4' 0" (2.32m x 1.22m)

STUDY

7' 6" x 5' 10" (2.29m x 1.78m)

FIRST FLOOR

MASTER BEDROOM

17' 6" x 14' 0" (5.33m x 4.27m)

JACK N JILL BATHROOM

9' 0" x 7' 6" (2.74m x 2.29m)

BEDROOM TWO

11' 9" x 10' 2" (3.58m x 3.10m)

ENSUITE

7' 2" x 5' 2" (2.19m x 1.57m)

BEDROOM THREE

12' 3" x 8' 10" (3.73m x 2.69m)

BEDROOM FOUR

12' 0" x 8' 10" (3.66m x 2.69m)

OUTSIDE THE PROPERTY

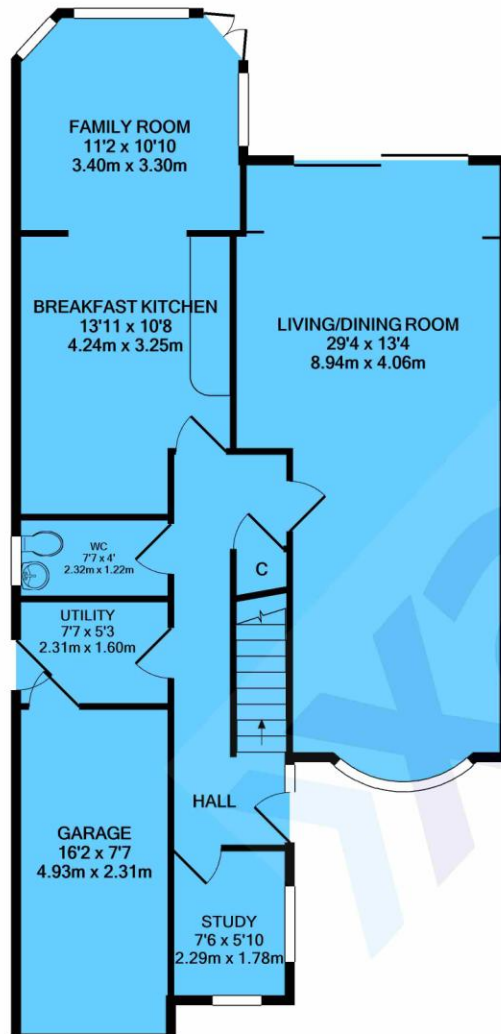
GARAGE

16' 2" x 7' 7" (4.93m x 2.31m)

EASTERLY FACING LANDSCAPED GARDEN







GROUND FLOOR
APPROX. FLOOR
AREA 961 SQ.FT.
(89.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 779 SQ.FT.
(72.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1740 SQ.FT. (161.6 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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