



WOODROW CRESCENT, KNOWLE, B93 9EQ  
ASKING PRICE OF £574,950



- » Significantly Extended & Absolutely Immaculate
- » Four Bedroom Detached
- » Located Within Arden Academy Catchment

- » Existing Planning Permission For Further Extension
- » Open Plan Breakfast Kitchen
- » Large Dining Hall

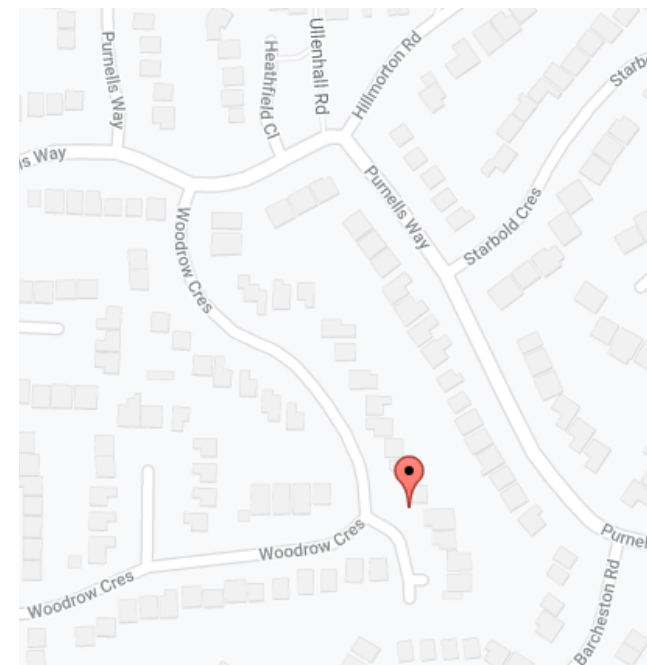
- » Downstairs Shower Room
- » Garage
- » Easterly Facing Rear Garden

### PROPERTY OVERVIEW

Set within a popular cul-de-sac of Knowle and within the catchment area for all local schools including Arden Academy is this significantly extended and beautifully presented four bedroom detached property which also includes planning permission for an additional bedroom and two ensembles obtained in 2019. The property is set back behind a large block paved driveway and lawned foregarden and to the ground floor includes a large dining hall accessed via an entrance porch, stunning open plan breakfast kitchen with semi vaulted ceiling, feature central island and three sets of French doors opening onto the rear garden and living room. Located off the kitchen is a utility which in turn leads to the garage. The ground floor accommodation is completed with a study / office / or fourth bedroom and shower room. To the first floor are three double bedrooms all serviced via a refitted family bathroom. Outside the property enjoys an easterly facing rear garden which benefits from a full width patio and is mainly laid with lawn. Viewing of this stunning family home is strictly via Xact Homes on 01564 777284.

### PROPERTY LOCATION

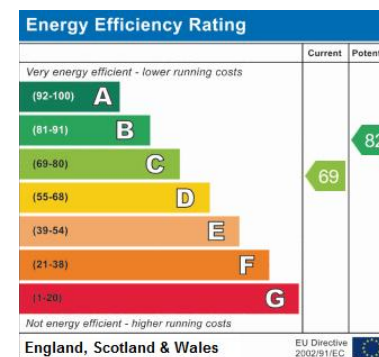
Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school 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.



<b>COUNCIL TAX</b>	Band D
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Water meter, mains gas, electricity and sewers
<b>BROADBAND</b>	BT - Fibre optic
<b>LOFT SPACE</b>	With ladder and lighting
<b>GARDEN</b>	East facing

### ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens dishwasher, all carpets, all curtains, all blinds and all light fittings



## **PORCH**

### **DINING HALL**

19' 7" x 12' 6" (5.96m x 3.80m)

### **LIVING ROOM**

20' 8" x 10' 10" (6.29m x 3.29m)

### **BREAKFAST KITCHEN**

24' 10" x 14' 11" (7.58m x 4.55m)

### **UTILITY ROOM**

7' 0" x 4' 6" (2.13m x 1.37m)

### **BEDROOM FOUR/STUDY**

11' 11" x 10' 10" (3.62m x 3.30m)

### **SHOWER ROOM**

7' 0" x 5' 4" (2.13m x 1.63m)

### **INTEGRAL GARAGE**

16' 5" x 7' 7" (5.01m x 2.32m)

## **FIRST FLOOR**

### **BEDROOM ONE**

12' 4" x 11' 2" (3.75m x 3.40m)

### **BEDROOM TWO**

10' 6" x 8' 4" (3.20m x 2.54m)

### **BEDROOM THREE**

11' 7" x 10' 10" (3.54m x 3.31m)

### **BATHROOM**

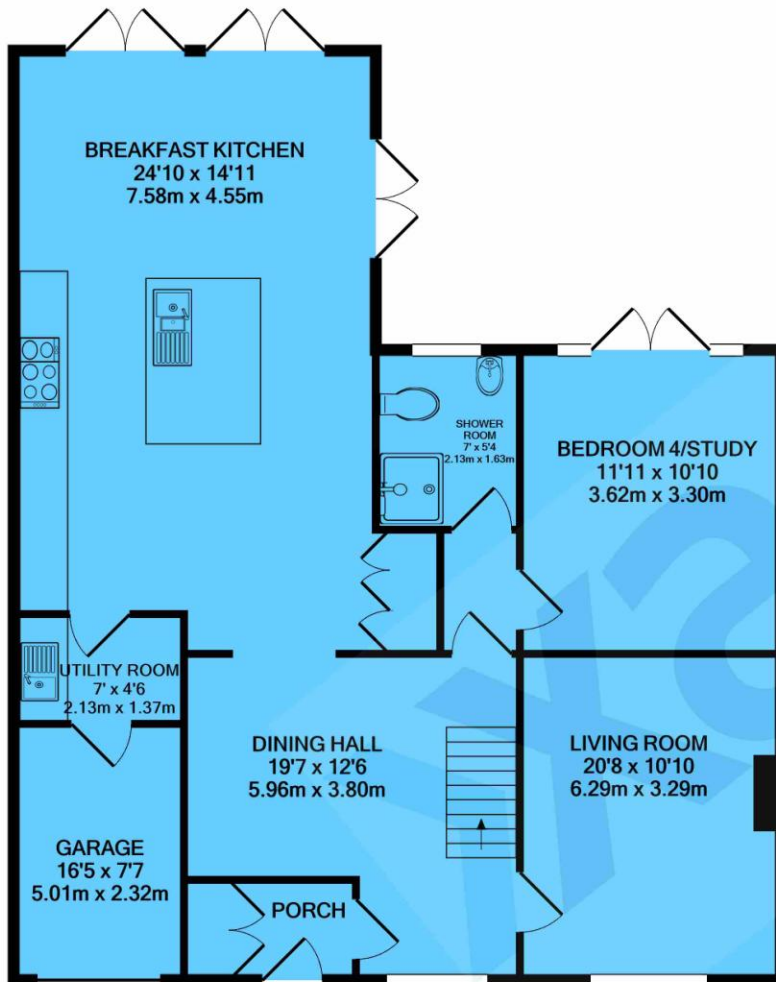
7' 5" x 7' 3" (2.25m x 2.21m)

## **OUTSIDE THE PROPERTY**

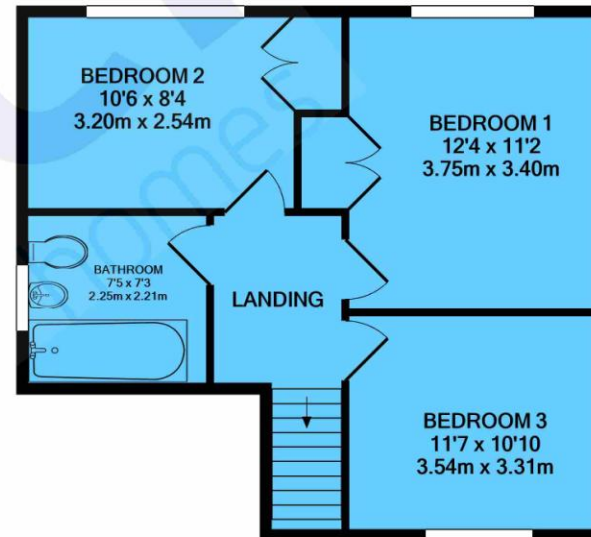
### **EAST FACING REAR GARDEN**







GROUND FLOOR  
APPROX. FLOOR  
AREA 1002 SQ.FT.  
(93.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1462 SQ.FT. (135.8 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

Made with Metropix ©2020