

26 WILSONS ROAD
KNOWLE
SOLIHULL
B93 0HZ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A beautifully renovated three-bedroom property, where style meets functionality. Meticulously designed by local interior designers Feather & Stone. With spacious rooms and a functional layout, this home offers ample space for comfortable living. The stunning interior design renovation adds a touch of elegance and sophistication, creating a truly inviting atmosphere.

ACCOMMODATION

Ground Floor:

Entrance hallway

Sitting room

Dining room

Kitchen

Utility room

Guest cloakroom

First Floor:

Hallway landing

Two bedrooms

Family bathroom

Second Floor:

Third bedroom

Garden and Grounds:

Front porch with footway

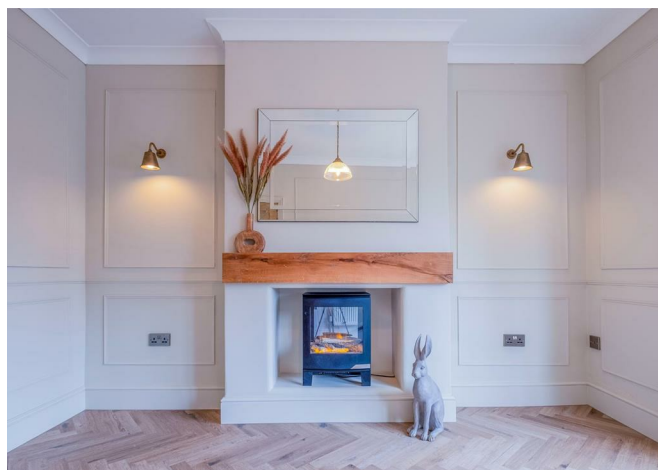
Laid to lawn rear garden with patio area

Side entrance

Shed in rear garden

EPC Rating: E

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

This charming property is nestled in the town of Knowle, offering a delightful selection of boutique shops, cafes, restaurants, and local amenities, ensuring that all your daily needs are within easy reach. The property is within walking distance of local parks and recreational areas, perfect for leisurely walks or outdoor activities.

It benefits from excellent transport links, with easy access to major road networks, including the A4141 and the M42 motorway. Solihull town centre is just a short drive away, offering a wider range of amenities, shopping centers, and leisure facilities. Additionally, public transportation options, such as bus stops and train stations, are conveniently located nearby, providing seamless connectivity nationwide.

Description of Property

The property has undertaken a full interior design renovation by local interior designers, Feather & Stone. All the fittings and hardware throughout the property are meticulously crafted by Jim Lawrence, based in Suffolk, using high-quality antique brass. The property has double glazed windows throughout and benefits from beautiful linen hopsack blackout blinds.

As you step into the property, a welcome hallway awaits, providing access to the reception rooms and the staircase leading to the first-floor landing and bedrooms. The ground floor boasts oak Karndean flooring, adding an elegant touch throughout.

To the right of the hallway, you'll find the spacious sitting room, with natural light streaming through the bay window. The white panelled walls accentuate the room's brightness and create an inviting atmosphere. The room exudes a cosy ambiance, enhanced by the presence of an Evonic electric real flame log burner. The bay window in the room features a fitted seating area, cleverly designed to double as a storage box and adorned with beautifully crafted William Morris cushions.

Continuing along the hallway, you'll discover the dining room, also generously proportioned and ideal for hosting family meals around a large dining table. The room's focal point is the captivating brick fireplace and surround. The room boasts a versatile breakfast bar area, with the inclusion of charging points, making it ideal for those who work from home or need a dedicated area for tasks. Alternatively, the breakfast bar can also accommodate a coffee machine and benefits from having a built-in wine fridge.

From the dining room, an entrance leads you to the bright and airy kitchen, where pastel pebble grey cabinets and antique brass fixtures create an atmosphere of sophistication. The elegant white Belfast sink adds a touch of luxury. The kitchen is equipped with high-quality Bosch appliances, including two ovens and an induction hob with an overhead extractor and has the luxury of under floor heating which extends into the utility room.

Adjacent to the kitchen, you'll find the utility room, seamlessly extending the kitchen's cabinetry and providing ample storage space. This practical area accommodates a Bosch washing machine and tumble dryer, offering convenience and functionality. Next to the utility room, you'll discover the guest cloakroom, featuring a WC and sink, adding an extra layer of convenience for you and your guests.

As you ascend to the first floor, the plush carpeting creates a cosy and inviting atmosphere. The hallway landing on the first floor grants access to the bedrooms and the family bathroom, all exuding comfort and style.

The bedrooms on the first floor are generously sized, with bedroom two featuring fitted wardrobes for added convenience and organisation.

The family bathroom exudes a luxurious ambiance, adorned with white and grey marble-effect tiling that complements the white fittings seamlessly. It offers a bath tub, a walk-in shower, a WC, and a sink. Additionally, a cabinet under the sink provides extra storage space.

Adjacent to bedroom two, a doorway leads to the staircase leading to the second-floor bedroom, which stands as the largest of the three rooms and boasts a delightful skylight window. Furthermore, the room incorporates clever storage solutions, ensuring a clutter-free environment.

Garden and Grounds

The front of the property has a brick wall enclosing the inviting front porch and a shared block paved walkway leading to the front doorstep, with a neatly maintained gravel patch to the right of the walkway. Convenient access to the rear of the property can be found through the side gate, situated to the right.

Stepping into the south-facing rear garden, the majority of the garden is thoughtfully laid to lawn, providing ample space for outdoor activities. Hedges gracefully envelop the garden, ensuring privacy. Towards the back of the garden, a maintained footway leads to a shed, offering practical storage options.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn right onto Tamworth Road/A453, at the roundabout take the 4th exit onto A38, at the roundabout take the 1st exit to stay on A38, take the M6 Toll slip road to Coventry, keep right and merge onto M6 Toll, merge onto M6 Toll, continue onto M42, keep left to stay on M42 and follow signs for The S W/M5/London (S&W)/M40/Coventry (S&W)/Birmingham (S)/N.E.C/Airport, at junction 5 take the A41 exit to Solihull, at the roundabout take the 1st exit onto Warwick Road/A4141, turn left onto Wilsons Road/B4101 and the property will be on your right.

Distances

Solihull - 3.1 miles
Sutton Coldfield - 18.4 miles
Birmingham - 17.6 miles
Lichfield - 23.8 miles
Birmingham International/NEC - 6.2 miles
M6 - 15.1 miles
M42 - 12.7 miles

(Distances approximate)

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Terms

Local authority: Solihull
Council Tax band: D





EPC rating: E
Broadband average area speed: 100 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles
0121 362 7878.

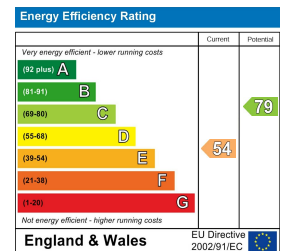
Services

We understand that mains water, gas, drainage and electricity are connected.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: July 2023
Particulars prepared: July 2023



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