

Horton & Senate



14 Woodrow Crescent, Knowle, Solihull, B93 9EF

£649,950

- LARGE PLOT WITH PRIVATE GARDEN
- LOUNGE/DINER
- GUEST WC
- POTENTIAL TO EXTEND FURTHER (STPP)
- GROUND FLOOR EXTENSION COMPRISING OF A BEDROOM AND ENSUITE
- KITCHEN
- UTILITY
- NO UPWARD CHAIN

14 Woodrow Crescent, Solihull B93 9EF

A unique opportunity to purchase a property with NO UPWARD CHAIN and a large plot for the area with tonnes of potential to extend further (STPP) A key feature is the FIFTH bedroom suite on the ground floor with ensuite. Viewing is essential

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Council Tax Band: F



Approach

Via the front drive way leading to the front door. There is a side gate leading to the rear garden and a door to the garage/utility

Ground Floor

Hall

A welcoming entrance hall with doors leading to ground floor rooms

Lounge/Diner

A double glazed bay window to the front, central heating radiators, double glazed patio doors leading to the rear and a door leading to the ground floor 5th bedroom suite.

Ground Floor Bedroom Suite

A large double bedroom with a lounge area, ideal for guests/family. There is plenty of natural light with three double glazed windows a feature fireplace and door to the ensuite shower room

Kitchen

The kitchen comprises of a range of wall and floor base units, space for appliances, a double glazed window to the rear and a door to the side providing access to the garden.

Guest WC

Utility

The garage has been converted into a useful utility room with space for appliances and a window to the side

First Floor

Landing

Doors leading to the first floor rooms

Bedroom One

A double bedroom with a double glazed window to the front elevation and built in wardrobes

Bedroom Two

Another double bedroom with a double glazed window to the rear elevation and built in wardrobe

Bedroom Three

A double glazed window to the rear elevation and built in wardrobe

Bedroom Four

A double glazed window to the front elevation and built in wardrobe

Bathroom

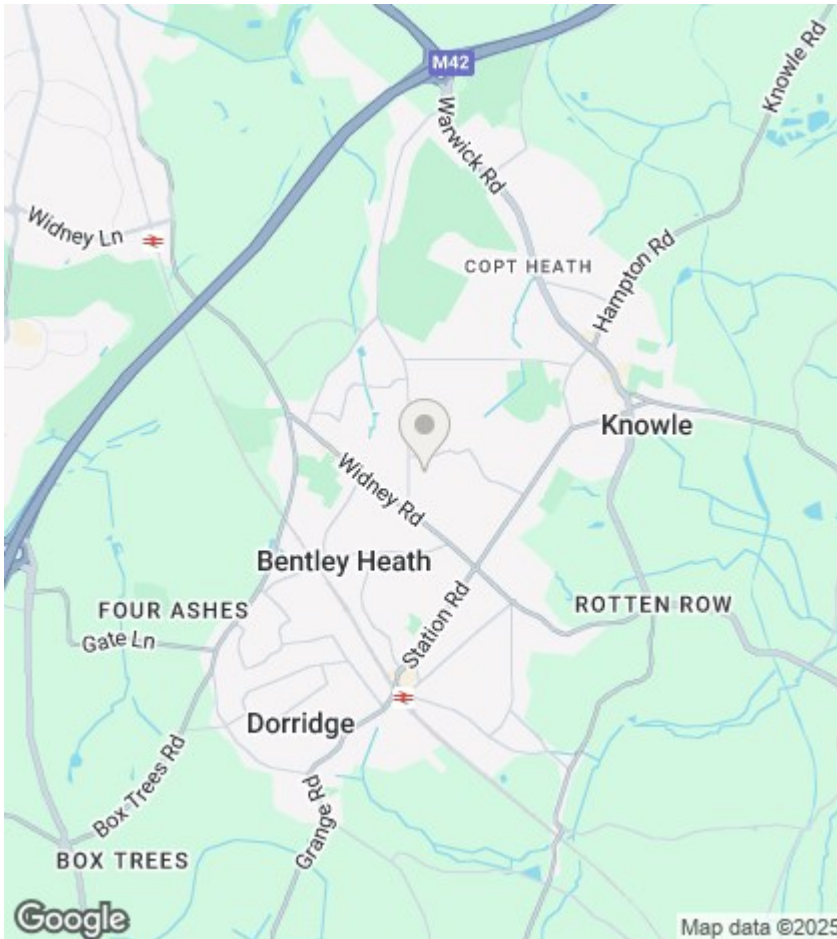
The family bathroom comprises of a panelled bath with shower over, sink and a WC. There is tiling to splash prone areas and a double glazed window

Rear Garden

The garden has an abundance of potential - there is a slabbed patio area with a vast lawn that wraps around to the side of the property with mature shrubs, trees and bushes to boundaries. Due to the size of the plot there is lots of scope to extend the current property







Directions

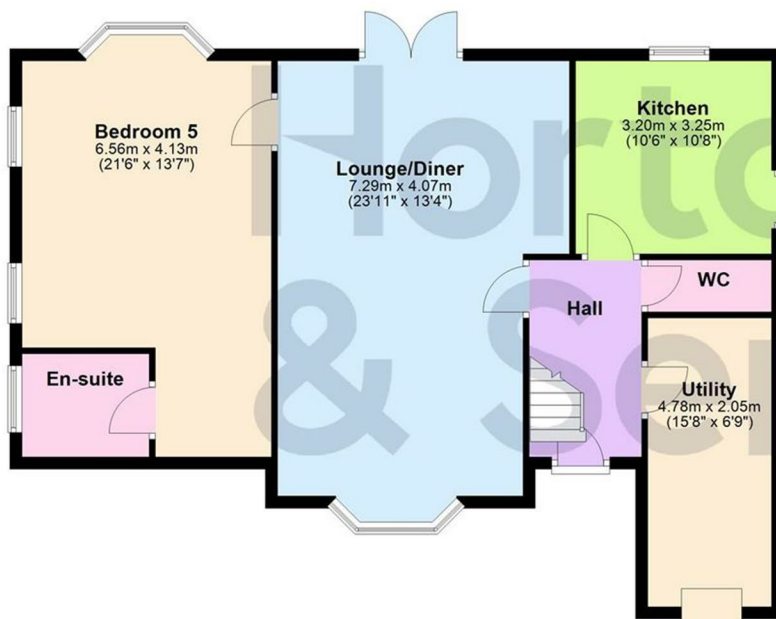
Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

