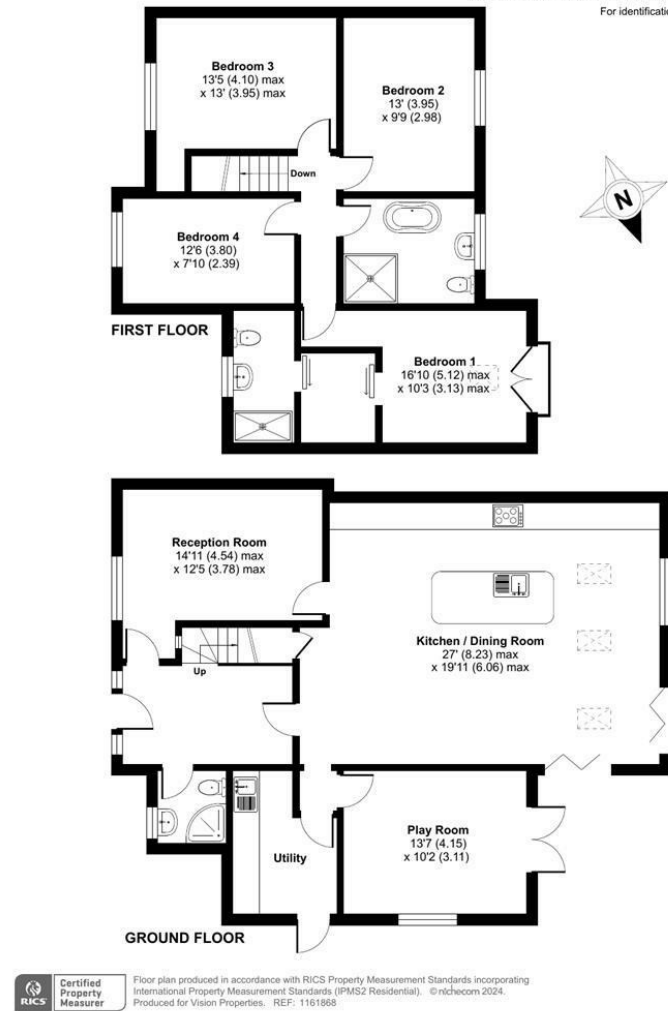


Whateley Hall Close, Knowle, Solihull, B93

Approximate Area = 1820 sq ft / 169 sq m

For identification only - Not to scale



Whateley Hall Close, B93



PROPERTY ADDRESS
4 Whateley Hall Close
Knowle
B93 9NL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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- Four double bedrooms
- Three bathrooms
- Stunning open plan kitchen/diner
- Two reception rooms
- Impressive master suite with ensuite and walk in wardrobe

It has been finished to an extremely high standard - a standard rarely seen in the family market. This property has the feel of luxurious new build and has been thoughtfully designed to cater for the needs of modern family living.

The impressive entrance hall, with useful integrated storage has tiled flooring, leading to the shower room with toilet and wash hand basin with vanity unit.

As you head into the bright and incredibly spacious kitchen/diner, you are welcomed by natural light from the almost completely glazed rear elevation and three large skylights. There are bi-folding doors that lead out to the patio and rear garden beyond.

This property is not only visually appealing, but the layout of each room has been carefully considered and the kitchen is a prime example of this. There is a bespoke island unit with quartz worktop, sink with swan-neck tap, integrated storage and shelving and a breakfast bar with room for four bar stools.

The rest of the kitchen provides ample wall and base unit storage, finished in a contemporary matt grey which sit beautifully next to the rose gold handles. There is a large American-style fridge/freezer, integrated wine fridge, oven, hob and extractor.

There is space for a large dining table and seating area, which makes an excellent third living room. It is easy to imagine prepping for a summer barbeque or enjoying a family Christmas here or with the bi-fold doors wide open.

There is a useful utility room with additional worktop space, storage, sink, plumbing for a washing machine and space for a tumble dryer. This also leads to the back door, making it an ideal 'boot room' after a muddy dog walk or kids' sport.

There is a separate living room at the front of the property with luxurious deep pile carpet. This is the ideal room for entertaining friends or curling up with family to watch a film.

There is another reception room at the rear of the property, currently used as a playroom, with deep pile grey carpet and French doors leading out to the patio.

The master bedroom has the feel of a luxurious hotel suite with vaulted ceiling, Juliet balcony, walk in wardrobe and a large ensuite with grey floor and wall tiles, floating sink with vanity unit and shower enclosure with dual shower heads.

There are three more good size double bedrooms on this floor, as well as the impressive family bathroom, which has full height tiling, floating sink with vanity unit, luxurious bath and separate shower.

The large, private, 'wrap-around' rear garden has been thoughtfully landscaped to include a raised patio with outdoor bar!

The significant works that have been undertaken by the current owners are not just cosmetic, there are new windows, gutters, soffits and fascias, which mean the new owners can avoid the unforeseen maintenance costs, often associated with moving house.



Your Text Here



Whateley Hall Close is perfectly located within walking distance of Knowle High Street where there are a number of independent shops, popular cafes, restaurants and bars. Knowle also benefits from excellent primary and secondary schools that are also just a short walk away. This location is ideal for commuters, with Dorridge Station close by and the midland motorway network within easy reach, via junction 5 of the M42.