

# Whitacre Road, B93



PROPERTY ADDRESS  
19 Whitacre Road  
Knowle  
B93 9HW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	

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- Beautifully presented family home with significant potential
- Four bedroom, two bathroom semi-detached property
- Perfect for growing families.
- Within Arden Academy catchment
- South-facing well presented rear garden

Entering through the porch, you are immediately greeted by a wide, welcoming hallway, leading you to the heart of the home. The generously sized dining room, located at the front of the property, is flooded with natural light, offering a wonderfully versatile space for family dinners, special occasions, or a peaceful place to enjoy your morning coffee. To the rear, the spacious living room provides a comfortable and inviting retreat for the family, with the added benefit of two sets of French doors that open out onto the south-facing garden—perfect for those who enjoy seamless indoor-outdoor living, particularly in the warmer months. The well-equipped, high-quality German kitchen, accessed via the hallway, is designed to make cooking a pleasure. Offering an abundance of worktop space and an array of storage options, it's ideal for both everyday family life and entertaining. Adjacent to the kitchen, you'll find a flexible downstairs bedroom with an adjoining wet room—perfect for guests, or for anyone looking for convenient single-storey living.

On the first floor, you'll find three generously sized double bedrooms, two of which are exceptionally spacious, providing plenty of room for double beds and additional furnishings. The third double bedroom still offers ample space for comfortable living. Finally, a well-designed, fully tiled family bathroom, offering a neutral and practical space.

Externally the property does not disappoint. To the rear, the private south-facing garden is an absolute gem. The beautifully raised patio area provides the ideal setting for alfresco dining, summer barbecues, or simply relaxing in the sunshine. The neatly maintained lawn ensures the garden is easy to care for, while still offering a lovely green space to enjoy. For those with hobbies or in need of extra storage space, the outside workshop offers fantastic potential, whether as a home office, studio, or simply additional storage. At the front of the property, the large, well-kept front lawn



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adds both charm and curb appeal, creating an inviting first impression. The driveway, which offers ample parking space for several vehicles, enhances both convenience and privacy, while the storage garage provides useful extra space for tools, bikes, or other items. This property truly offers the perfect balance of space, functionality, and potential in an desirable location. With scope for re-modelling and extending, this is an exciting opportunity for anyone looking to craft their ideal home.

Council Tax Band - E