

Wychwood Avenue, B93



PROPERTY ADDRESS
70 Wychwood Avenue
Knowle
B93 9DQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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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solihull@vision-properties.co.uk

- Spacious 5-bedroom detached family home
- Large open-plan kitchen / dining area
- Principal bedroom with dressing room
- Integral garage and driveway parking
- Sought-after location in Knowle

Kitchen / Dining Room – 26’10" x 21’ (8.18m x 6.40m) -The heart of the home: an expansive open-plan space perfect for modern family life and entertaining, with direct access to the garden.

Reception Room – 17’5" x 12’10" (5.32m x 3.92m) - A bright, comfortable lounge ideal for relaxing with family.

Dining Room – 16’ x 12’9" (4.87m x 3.88m) - Generous formal dining space for entertaining guests.

Conservatory – 27’5" x 11’3" (8.36m x 3.42m) - Beautifully light-filled, creating an ideal second family room overlooking the garden.

Gym – 29’4" x 11’3" (8.95m x 3.42m) - A fantastic fitness space or adaptable games room/home study.

Utility Room – 14’2" x 10’10" (4.33m x 3.30m) - Large and practical, keeping laundry and storage organised.

Bedroom 1 – (5.31m x 3.92m) - Luxurious and spacious, with a dedicated dressing room and private en-suite bathroom.

Bedroom 2 – (3.94m x 3.59m) - A generous double bedroom, complete with its own private en-suite.

Bedroom 3 – (5.12m x 3.24m) - Versatile space for a large bedroom or elegant home office.

Bedroom 4 – (4.83m x 2.09m) - Bright single, ideal for nursery, study, or child’s room.

Bedroom 5 – (3.33m x 2.65m) - Great as an additional home office or hobby room.

Family Bathroom - Spacious family bathroom featuring a bath, separate shower, toilet, and wash basin — serving bedrooms 3, 4, and 5.

Enjoy a private rear garden, perfect for outdoor entertaining and family gatherings.

A large front driveway provides ample parking and access to the integral garage.

Garage – 16’1" x 8’2" (4.91m x 2.50m) - Secure integral garage with storage



options.

Location:

Wychwood Avenue is one of Knowle’s most desirable residential roads. Moments from Knowle High Street, excellent schools, and transport links:

Knowle High Street: 5 mins

Solihull Town Centre: 10 mins

Birmingham International Airport & Train Station: 15 mins

An ideal setting for families seeking peace, privacy, and convenience.