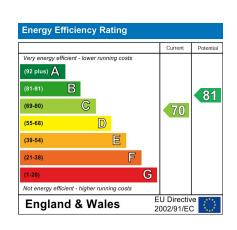
PROPERTY ADDRESS
70 Wychwood Avenue
Knowle
B93 9DQ



Wychwood Avenue, B93









- · 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' \times 12'9" (4.87m \times 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.

 $Gym - 29'4" \times 11'3" (8.95m \times 3.42m) - A fantastic fitness space or adaptable games room/home study.$

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

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

 $\rm Bedroom~2-(3.94m~x~3.59m)$ - 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.

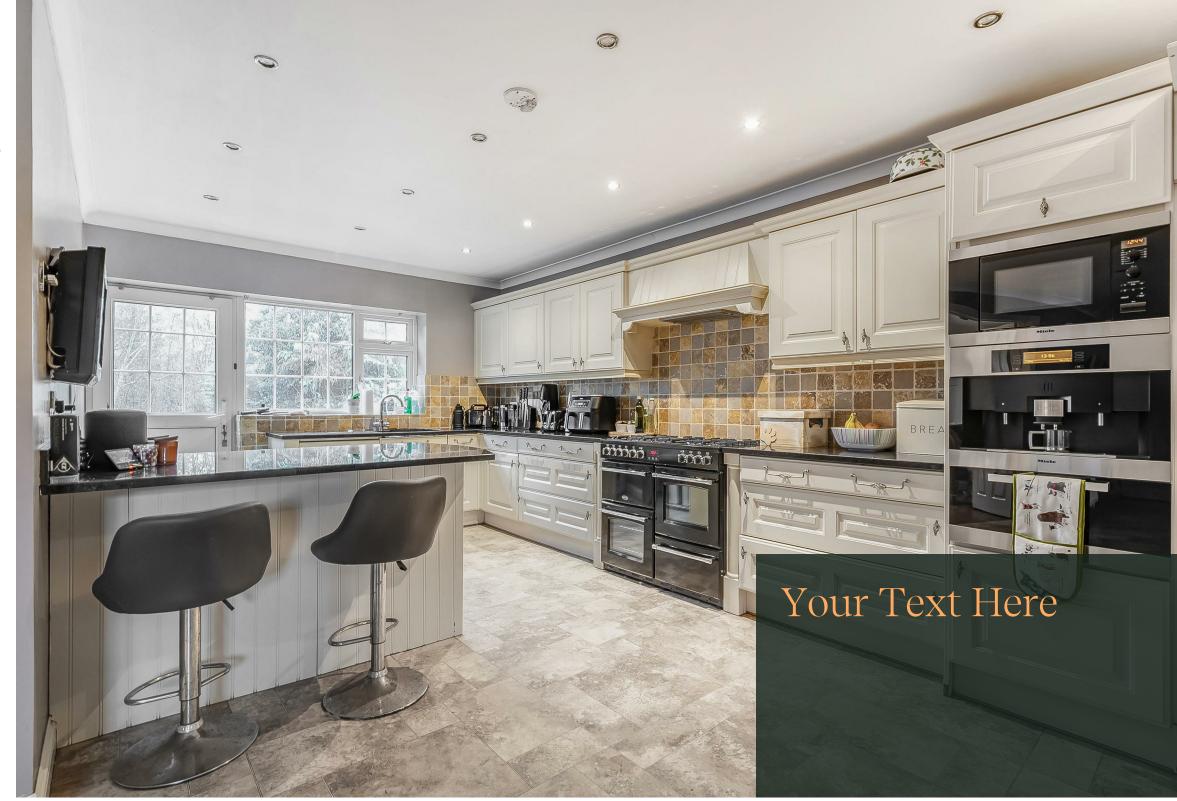
Bedroom $5 - (3.33 \text{m x} \ 2.65 \text{m})$ - Great as an additional home office or hobby room.

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

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