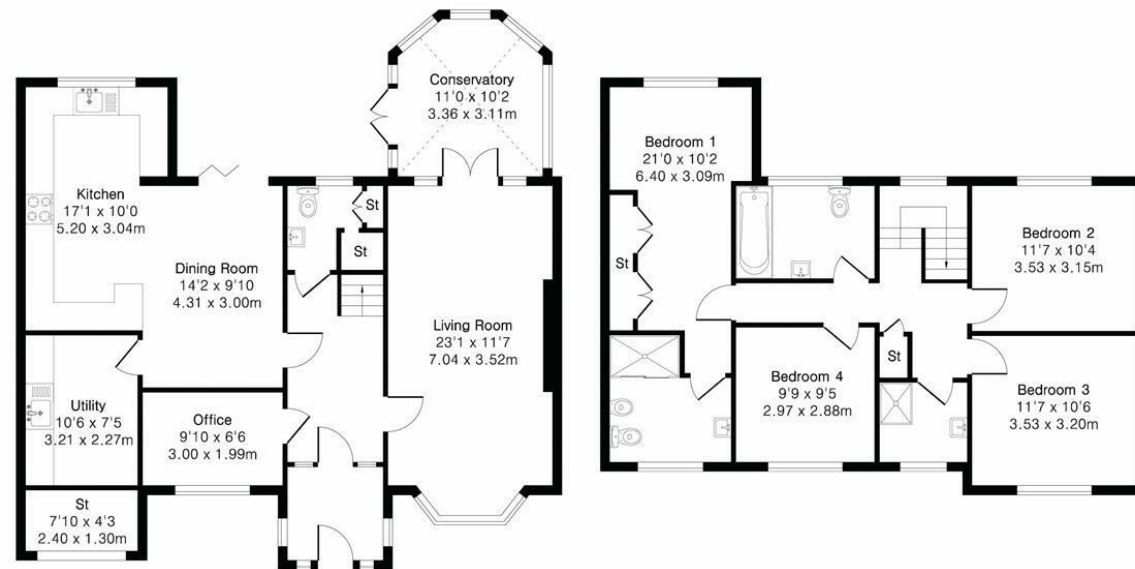


# Wychwood Avenue, B93

**Approximate Gross Internal Area 1844 sq ft - 172 sq m**

Ground Floor Area 1040 sq ft – 97 sq m

First Floor Area 804 sq ft – 75 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**PROPERTY ADDRESS**  
76 Wychwood Avenue  
Knowle  
B93 9DQ

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



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- Spacious four-bedroom detached home
- Newly renovated throughout
- Idyllic sought-after location in the heart of Knowle
- Large rear garden
- Stunning open plan kitchen/diner

The ground floor is designed with family living at its heart.

A superb Living Room, ideal for both formal and informal gatherings. Large windows flood the room with light, while the adjoining conservatory connects the home with the garden — perfect as a second sitting area or family room.

Positioned for convenience, the Dining Room offers a welcoming space for both family meals and entertaining guests.

A generously sized and well-planned Kitchen, offering excellent space for cooking and storage. Its proportions make it a natural hub of the home, with plenty of room to accommodate both everyday use and entertaining.

Well-proportioned and practical Utility Room, with space for laundry and additional storage.

A dedicated home Office makes this house well-suited for remote working or study.

Upstairs, the first floor provides four bedrooms, each offering comfort and flexibility to suit your needs.

The Principal Bedroom is an impressive and serene retreat, with generous proportions that create space for relaxation. Benefiting from ample storage space and a modern En-Suite.

Second and Third Bedrooms are both bright, spacious rooms, perfect for children, guests, or extended family.

A comfortable Fourth double Bedroom that could also serve as a nursery or study.

Family Bathroom and Separate Shower Room are well-positioned to serve all bedrooms, with scope to style to your own taste.

