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SALES & LETTINGS

**18 WILLOWBANK ROAD
KNOWLE
B93 9QJ**

This fabulous, spacious six bedroom detached house is enviably located on this sought after road in Knowle. Offering spacious accommodation throughout this would make the perfect family home and ideally located within the Arden school catchment.

The ground floor welcomes you with a spacious hallway, leading to a cozy living room featuring a working fireplace, perfect for relaxing family evenings. The adjoining dining room, with views of the garden, accommodates a large dining table, ideal for gatherings. The modern kitchen diner, equipped with comprehensive storage solutions and an integrated dishwasher, also accommodates a sizeable fridge freezer.



A second sitting room with French doors offers an additional relaxation space, opening onto the patio. A downstairs cloakroom enhances the home's functionality, catering to family needs.





Ascend to the first floor to discover six bedrooms, each with built-in storage, providing comfortable spaces for family and guests. The master bedroom and another bedroom include ensuite shower rooms, while a family bathroom serves the other bedrooms. This floor's thoughtful layout, coupled with modern bathroom facilities, ensures a comfortable living experience for all.







The property features a private rear garden that is both serene and low-maintenance, ideal for outdoor leisure or entertaining. The design emphasizes easy upkeep, suitable for busy family life. Additionally, a sizable driveway accommodates multiple vehicles, complemented by a large garage. For your additional storage needs the property also offers a lockable lean-to along the side of the house, great for storage of bikes or extra gardening equipment.





FEATURES

- Detached Family Home
- Spacious Living Areas
- Three Reception Rooms
- Modern Kitchen Diner
- Downstairs Cloakroom
- Six Bedrooms with Storage
- Two Ensuite Bathrooms
- Additional Family Bathroom
- Garage and Ample Driveway

SIZE

Total - 2,413.2 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council G

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

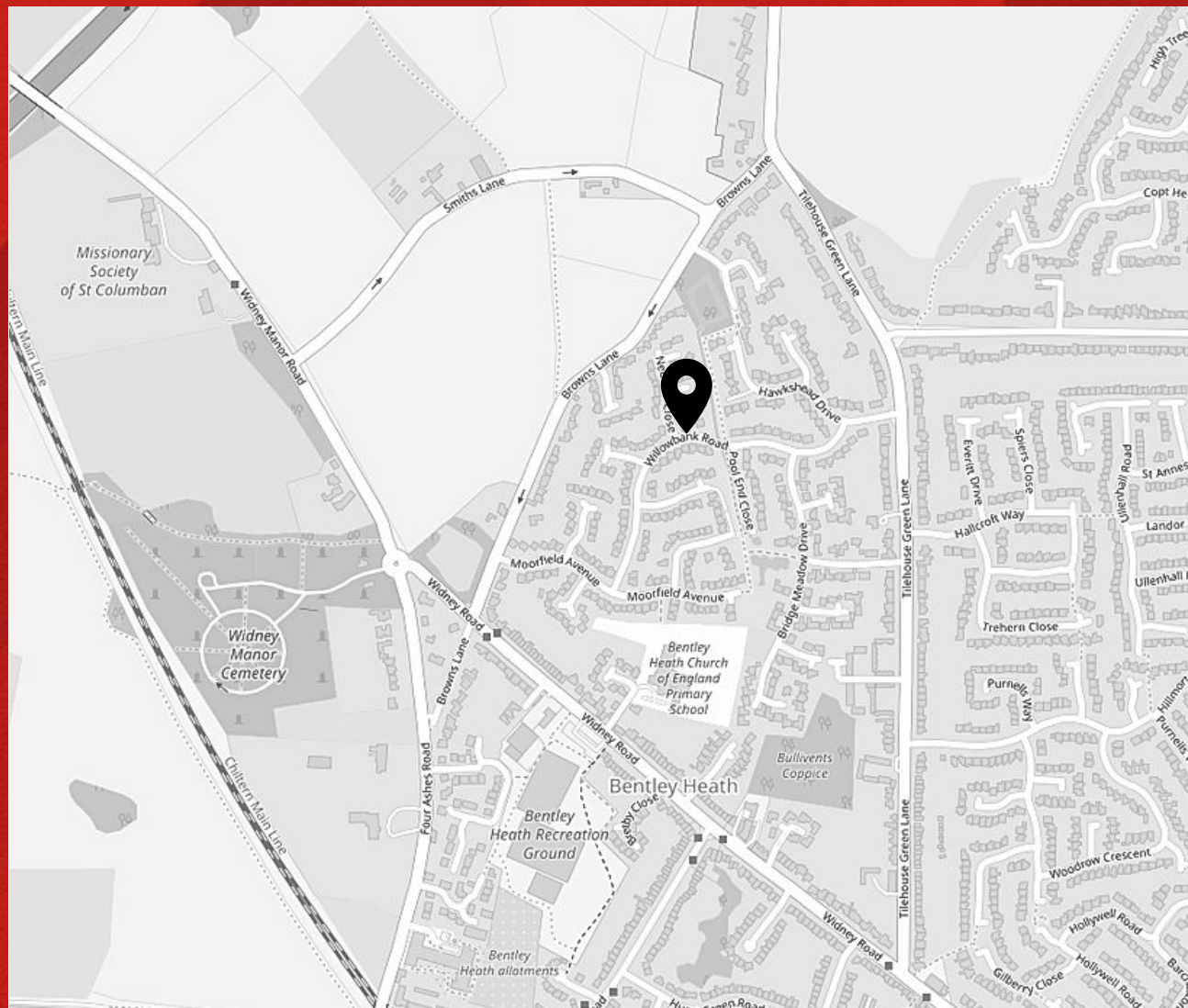
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

@ dorrige@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

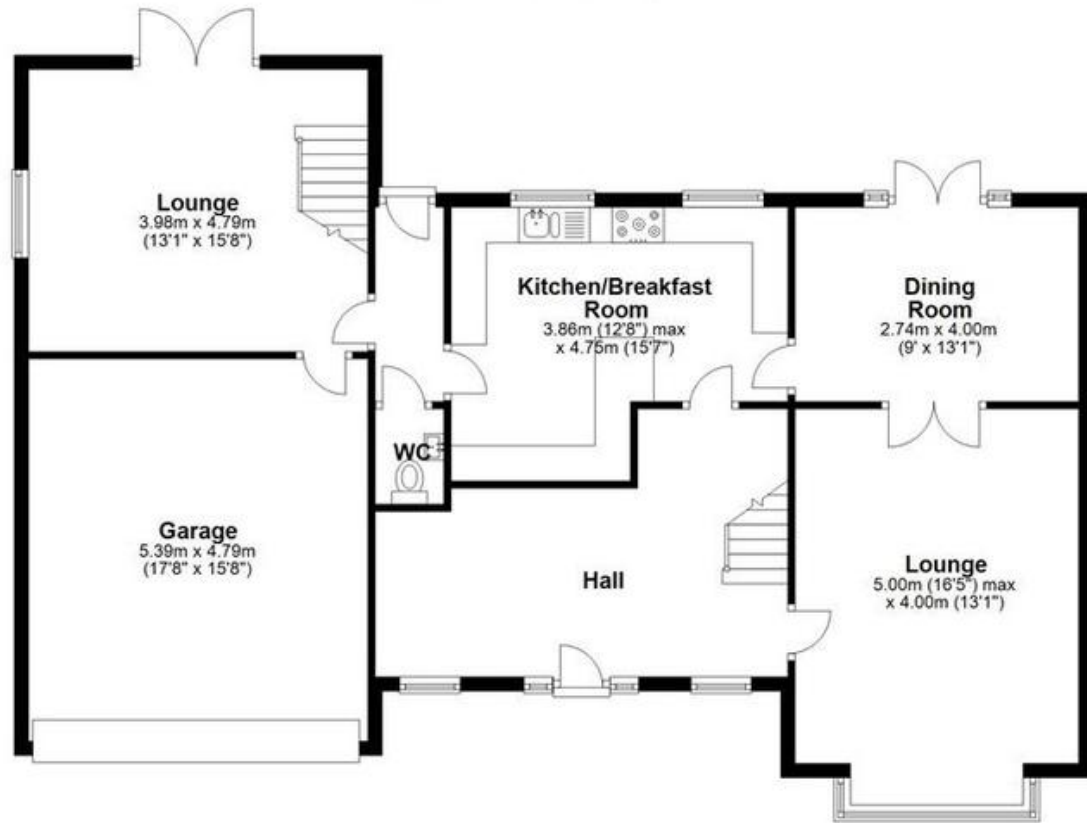


LOCATION

Situated in a sought-after area, renowned for its excellent educational options, including the prestigious Arden school catchment, this property is a perfect fit for families. The location blends the appeal of a peaceful residential area with convenient access to essential amenities and transport links, offering a balanced lifestyle.

Ground Floor

Approx. 117.7 sq. metres (1266.5 sq. feet)



First Floor

Approx. 106.5 sq. metres (1146.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 224.2 sq. metres (2413.2 sq. feet)

For illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

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