



smarthomes

Willowbank Road

Knowle, Solihull

- A Refurbished & Substantially Extended Five Bedroom Home
- Superb Open Plan Hallway/Family Kitchen/Diner & Utility Room
- Landscaped South Facing Rear Garden with Bar Area
- Modern En-Suite Shower Room & Family Bathroom

£895,000

Current EPC Rating - TBC
Current Council Tax Band - F





Property Description

A refurbished and substantially extended detached family home situated in a most sought after location. Offering spacious accommodation comprising a superb open plan hallway/family kitchen/diner, formal lounge, utility room, guest W.C, impressive master bedroom with Juliet balcony and ensuite shower room, second bedroom with mezzanine, three further good size bedrooms, re-fitted family bathroom, ample driveway parking and a landscaped South facing rear garden with feature bar area



Rooms & Measurements

Family Area to Front 6.4m x 3.99m (21'0" x 13'1")

Re-Fitted Kitchen Area 8.46m x 5.26m (27'9" x 17'3")

Dining Area to Rear 3.81m x 2.95m (12'6" x 9'8")

Formal Lounge to Front 3.99m x 4.7m (13'1" x 15'5" (into bay)

Utility Room 2.54m x 2.49m (8'4" x 8'2")

Impressive Master Bedroom to Rear 6.76m x 3.18m (22'2" x 10'5")

En-Suite Shower Room 2.92m x 1.12m (9'7" x 3'8")

Bedroom Two with Mezzanine to Rear 5.03m x 3.12m (16'6" x 10'3")

Bedroom Three to Front 3.71m x 3.35m (12'2" x 11'0")

Bedroom Four to Front 3.48m x 2.34m (11'5" x 7'8")

Bedroom Five to Front 4.7m x 2.59m (15'5" x 8'6")

Re-Fitted Family Bathroom to Rear 2.49m x 1.68m (8'2" x 5'6")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – F



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.