



**75 Woodrow Crescent, Knowle,  
Solihull, B93 9EQ**  
**Offers In Excess Of £635,000**



A well presented, four bedroomed detached home situated in the highly sought after, quiet road in Knowle. Boasting a prime location within close proximity to all local amenities, respected schools, and Dorridge Station, making it ideal for families and commuters alike. The property briefly comprises; large reception hall, study, large living room with french doors to the rear garden, open plan breakfast kitchen/dining room, downstairs shower room, four good sized bedrooms and bathroom. Further benefiting from an attractive, private rear garden, integral garage and driveway parking for several vehicles. The property is being sold with no upper chain.

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.



Set back from the road behind a paved driveway that gives access to the single garage, with further parking to the side. There is a neatly laid to lawn foregarden and two timber gates either side of the property which provide pedestrian access to the rear garden. A paved footpath leads to the front door which opens into:-

### Reception Hall

13'1" x 6'10" (4.00m x 2.10m)

With obscure glazed Georgian style door through to the study, door to the integral garage, shallow step up to the carpeted hall, with radiator, understairs storage cupboard with fitted shelving and power and lighting, door opening into:-

### Downstairs Shower Room

7'6" x 5'2" (2.30m x 1.60m)

With 3-piece suite comprising; corner shower cubicle with mains fed shower over and slide around glazed doors, low level WC, vanity unit with inset wash hand basin, ceramic tiling to splashback areas, chrome ladder-style heated towel rail, shaving point, UPVC double glazed obscure window to the side and ceramic tiled flooring.

### Study

8'10" x 8'2" (2.70m x 2.50m)

With coving to the ceiling, UPVC double glazed window to the front, radiator and wall light points.

### Living Room

22'3" x 12'1" (6.80m x 3.70m)

With coving to the ceiling, central ceiling light point and wall lights, a pair of modern UPVC double glazed french doors (with matching screens to the side) leading to the rear garden. Feature fireplace with inset coal effect gas fire. Two radiators and a pair of obscure glazed Georgian style doors opening into:

### Dining Room

11'9" x 6'6" (3.60m x 2.00m)

With UPVC double glazed picture window to the rear, UPVC double glazed obscure window to the side, central ceiling light point, radiator and wide opening through to:

### Breakfast Area

10'2" x 8'2" (3.10m x 2.50m)

With central ceiling light point, radiator, feature kitchen island incorporating drawers and breakfast bar with space for 4 bar-stools, wall mounted T.V Point and an opening leading through to:

### Kitchen

12'5" x 8'2" (3.80m x 2.50m)

Fitted kitchen with a range of wall, drawer and base units with laminate work surfaces over and matching up-stands, inset single drainer stainless steel sink with swing mixer tap over, built-in oven

(including grill), inset 4-ring "Caple" Induction hob with splashback and chimney style extractor over, built-in "Caple" microwave, integrated fridge-freezer, space and plumbing for a dishwasher and washing machine. UPVC double glazed window to the front, recessed ceiling downlights and UPVC obscure double glazed door leading to the side passageway.

From the breakfast kitchen an obscure glazed Georgian style door leads to the staircase rising to the first floor.

### First Floor

With hatch giving access to the boarded loft with drop down ladder and lighting, airing cupboard with fitted shelving and doors to four bedrooms and bathroom.

### Bedroom One

12'5" x 12'1" (3.80m x 3.70m)

With central ceiling light point, coving to the ceiling, UPVC double glazed window to the rear, radiator and 6-door fitted wardrobe with a range of hanging rails and fitted shelving.

### Bedroom Two

11'5" x 9'2" (3.50m x 2.80m)

With central ceiling light point, coving to the ceiling, UPVC double glazed window to the front and radiator.

### Bedroom Three

11'5" x 8'6" (3.50m x 2.60m)

With central ceiling light point, coving to the ceiling, radiator, UPVC double glazed window to the rear and door to wardrobe (over the stairwell) with fitted shelving.

### Bedroom Four

8'2" x 7'10" (2.50m x 2.40m)

With central ceiling light point, coving to the ceiling, radiator, and UPVC double glazed window to the front.

### Bathroom

7'10" x 6'2" (2.40m x 1.90m)

With recessed ceiling downlights (one incorporating extractor fan), UPVC obscure double glazed window to the side, 4-piece suite comprising; panelled bath with mixer tap over, shower cubicle with mains fed shower and slide around glazed doors, low level WC, vanity unit with inset wash hand basin, chrome ladder style heated towel rail, ceramic tiling to splashback areas, and ceramic tiled flooring.

### Garden

Private and neatly landscaped rear garden with paved patio area providing ideal space for outdoor entertaining, lawned garden with a number of feature flower beds and borders housing a range of

mature plants, shrubs and bushes. Feature pergola with further paved patio area. Outdoor power point and two timber gates either side of the property provide pedestrian access to the front.

### Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

Council Tax:

Solihull Metropolitan Borough Council- Band E

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), With EE having 'Good outdoor and in-home' coverage, O2 and Three having 'Good outdoor' coverage, and Vodafone having Good outdoor, 'variable in-home' coverage. For more information, please visit:

<https://checker.ofcom.org.uk/>.

Tenure:

The Property is Freehold and vacant possession will be given upon completion of the sale.

Flood Risk:

This location is in a Very Low Risk Flood Zone. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by appointment only, through John Earle on 01564 794 343.

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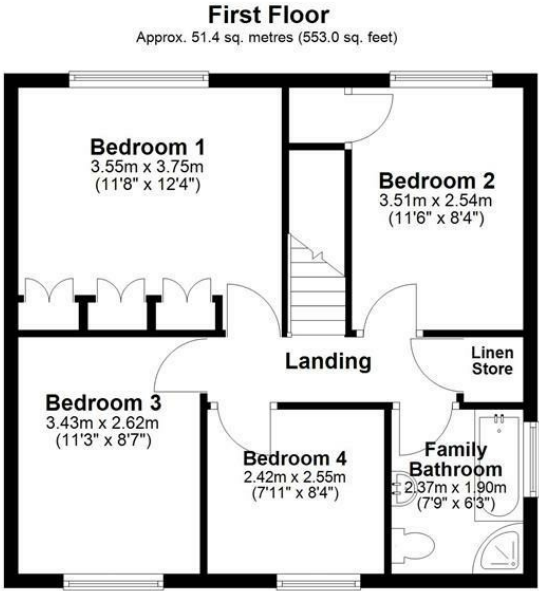
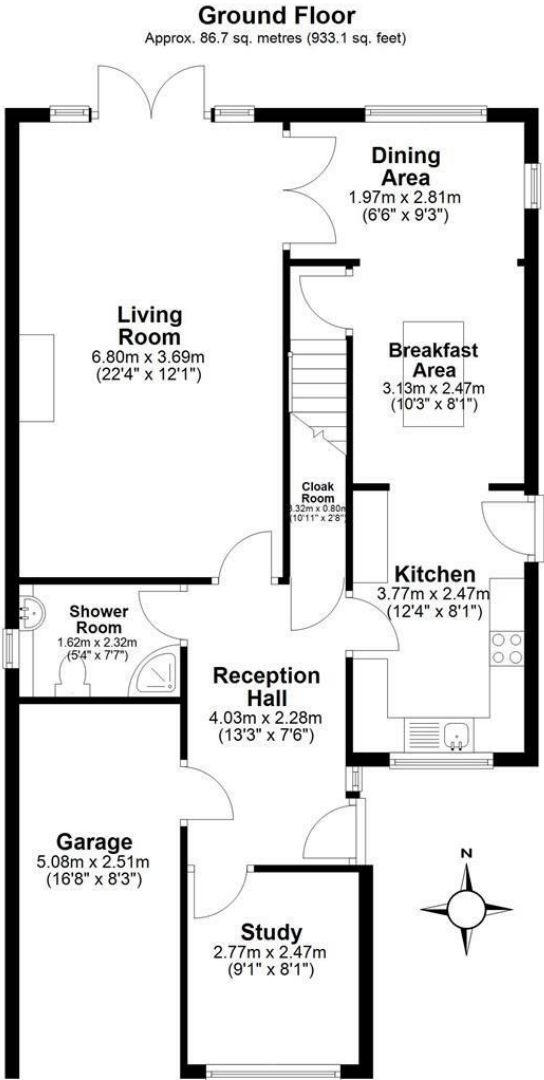












Total area: approx. 138.1 sq. metres (1486.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

