



Wychwood Avenue, Knowle

Guide Price £625,000





PROPERTY OVERVIEW

Introducing this exceptional three-bedroom semi detached property situated on a highly sought after road in Knowle. Conveniently located within easy walking distance to all local amenities and the picturesque Knowle Park, this property offers both convenience and tranquillity. Boasting the added benefit of NO UPWARD CHAIN, this home presents a fantastic opportunity for potential buyers.

The property welcomes you with an entrance hallway, connecting all reception rooms, providing a smooth flow throughout. The bright and spacious open plan kitchen and dining area offers excellent views of the delightful rear garden, creating a perfect space for entertaining friends and family. Two additional reception rooms provide versatility, allowing for separate living or dining spaces tailored to your needs.

Practicality is at the forefront with a side store, leading to a large garage, offering ample storage options. Upstairs, you will find three generously sized double bedrooms, all complete with fitted storage, and serviced by a well-appointed family bathroom.





Outside, the property benefits from a south easterly facing rear garden, ideal for outdoor relaxation or alfresco dining. A driveway provides parking for multiple vehicles, ensuring convenience for residents and visitors alike.

This property offers convenience and practicality, presenting a fantastic opportunity for those seeking a delightful family home in a desirable location. Early viewing is highly recommended to appreciate everything this outstanding property has to offer.

PROPERTY LOCATION

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.

Council Tax band: E

Tenure: Freehold

- Three Bedroom Semi Detached Property
- NO UPWARD CHAIN
- Walking Distance To Local Amenities & Knowle Park
- Open Plan Kitchen / Dining Room
- Two Reception Rooms
- Three Double Bedrooms
- Family Bathroom
- South Easterly Facing Rear Garden





ENTRANCE HALLWAY

WC

6' 2" x 2' 7" (1.88m x 0.78m)

KITCHEN

14' 8" x 8' 8" (4.48m x 2.63m)

DINING AREA

16' 8" x 11' 2" (5.09m x 3.41m)

RECEPTION ROOM ONE

14' 6" x 12' 0" (4.41m x 3.65m)

RECEPTION ROOM TWO

23' 5" x 12' 0" (7.14m x 3.65m)

SIDE STORE

FIRST FLOOR

BEDROOM ONE

14' 4" x 12' 0" (4.38m x 3.65m)

BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.18m)

BEDROOM THREE

16' 3" x 10' 6" (4.95m x 3.21m)

BATHROOM

10' 3" x 6' 4" (3.12m x 1.92m)

TOTAL SQUARE FOOTAGE

Total floor area: 155.5 sq.m. = 1674 sq.ft. approx.





OUTSIDE THE PROPERTY

SOUTH EASTERLY FACING REAR GARDEN

GARAGE

18' 0" x 7' 10" (5.48m x 2.38m)

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, all curtains, fitted wardrobes in three bedrooms, all light fittings and a garden shed.

ADDITIONAL INFORMATION

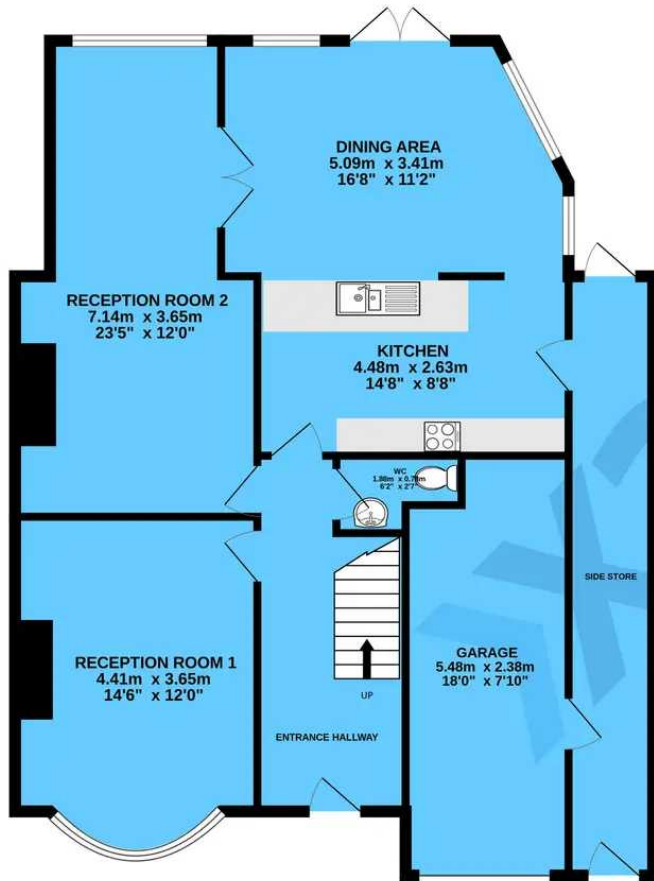
Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

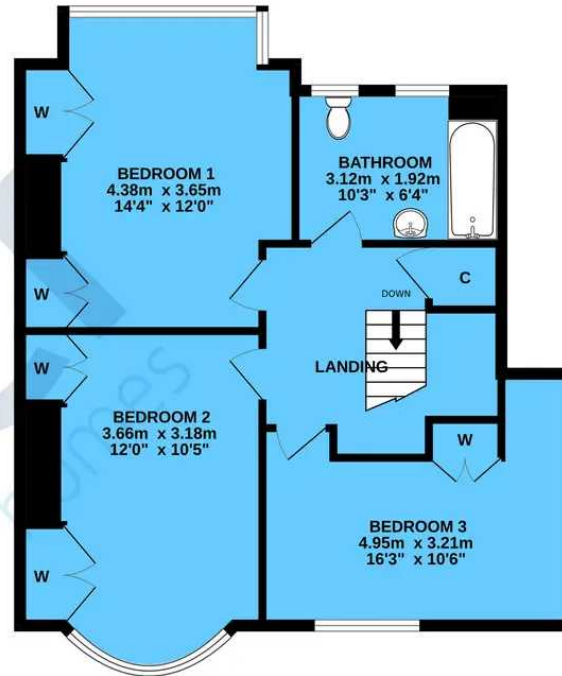
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
98.6 sq.m. (1061 sq.ft.) approx.



1ST FLOOR
56.9 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA : 155.5 sq.m. (1674 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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