



## Woodrow Crescent, Knowle

Offers Over £650,000



## PROPERTY OVERVIEW

Introducing this stunning four bedroom detached property situated on a highly sought-after, quiet road in Knowle. This carefully extended home boasts a prime location within close proximity to all local amenities, respected schools, and Dorridge Station, making it ideal for families and commuters alike.

Upon entering, the spacious entrance hallway welcomes you with ample storage options and a conveniently placed guest cloakroom. The large living room spans the front elevation, allowing an abundance of natural light to flood in through the large windows and providing captivating views of the front of the property.

The well-appointed fitted kitchen features ample work surfaces and a breakfast bar, creating a perfect space for culinary enthusiasts. Adjacent to the kitchen is a separate dining room, providing an ideal setting for formal meals and entertaining guests.

Making your way up to the first floor, you will find four double bedrooms, including a significantly extended principal bedroom which boasts fitted wardrobes and a modern ensuite. The remaining bedrooms are serviced by a modern family bathroom.



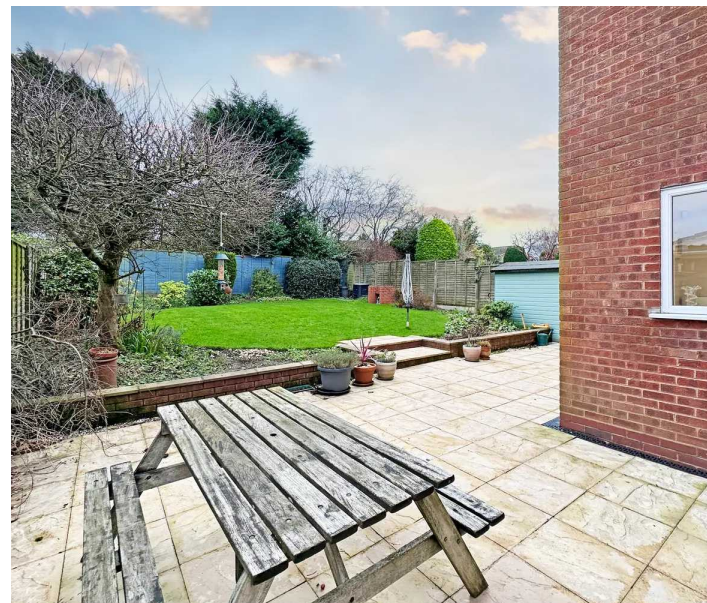


Completing this impressive home is the driveway leading to the carport and single garage, ensuring ample off-road parking. The south-facing rear garden offers a tranquil retreat, predominantly laid with lawn and featuring a substantial patio seating area.

This property guarantees a combination of a desirable location, spacious living accommodation, and high-quality finishes, making it an exceptional opportunity not to be missed.

#### 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

- Four Bedroom Detached Property
- Highly Sought After & Quiet Road
- Significantly Extended
- Living Room & Dining Room
- Fitted Kitchen
- Large Principal Bedroom With Ensuite
- Family Bathroom
- South Facing Rear Garden
- Carport & Single Garage





#### **ENTRANCE HALLWAY**

#### **GUEST CLOAKROOM**

5' 11" x 4' 11" (1.80m x 1.50m)

#### **LIVING ROOM**

19' 10" x 12' 0" (6.05m x 3.65m)

#### **KITCHEN**

16' 3" x 10' 2" (4.95m x 3.10m)

#### **DINING ROOM**

9' 8" x 9' 6" (2.95m x 2.90m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

17' 5" x 16' 1" (5.30m x 4.90m)

#### **ENSUITE**

7' 3" x 4' 9" (2.20m x 1.45m)

#### **BEDROOM TWO**

12' 0" x 10' 10" (3.65m x 3.30m)

#### **BEDROOM THREE**

12' 2" x 9' 2" (3.70m x 2.80m)

#### **BEDROOM FOUR**

10' 11" x 9' 8" (3.34m x 2.95m)

#### **BATHROOM**

6' 3" x 5' 7" (1.90m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 141.0 sq.m. = 1518 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **SINGLE GARAGE**

16' 3" x 8' 2" (4.95m x 2.50m)

### **CARPORT**

### **SOUTH FACING REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

All carpets, fitted wardrobes in three bedrooms, a garden shed and a car charging point (fitted 2021).

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - with lighting.

### **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

1ST FLOOR



TOTAL FLOOR AREA : 141.0 sq.m. (1518 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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