

# Horton & Senate



**14 Woodrow Crescent, Knowle, Solihull, B93 9EF**

**£649,950**

- LARGE PLOT WITH PRIVATE GARDEN
- LOUNGE/DINER
- GUEST WC
- POTENTIAL TO EXTEND FURTHER (STPP)
- GROUND FLOOR EXTENSION COMPRISING OF A BEDROOM AND ENSUITE
- KITCHEN
- UTILITY
- NO UPWARD CHAIN

# 14 Woodrow Crescent, Solihull B93 9EF

A unique opportunity to purchase a property with NO UPWARD CHAIN and a large plot for the area with tonnes of potential to extend further (STPP) A key feature is the FIFTH bedroom suite on the ground floor with ensuite. Viewing is essential

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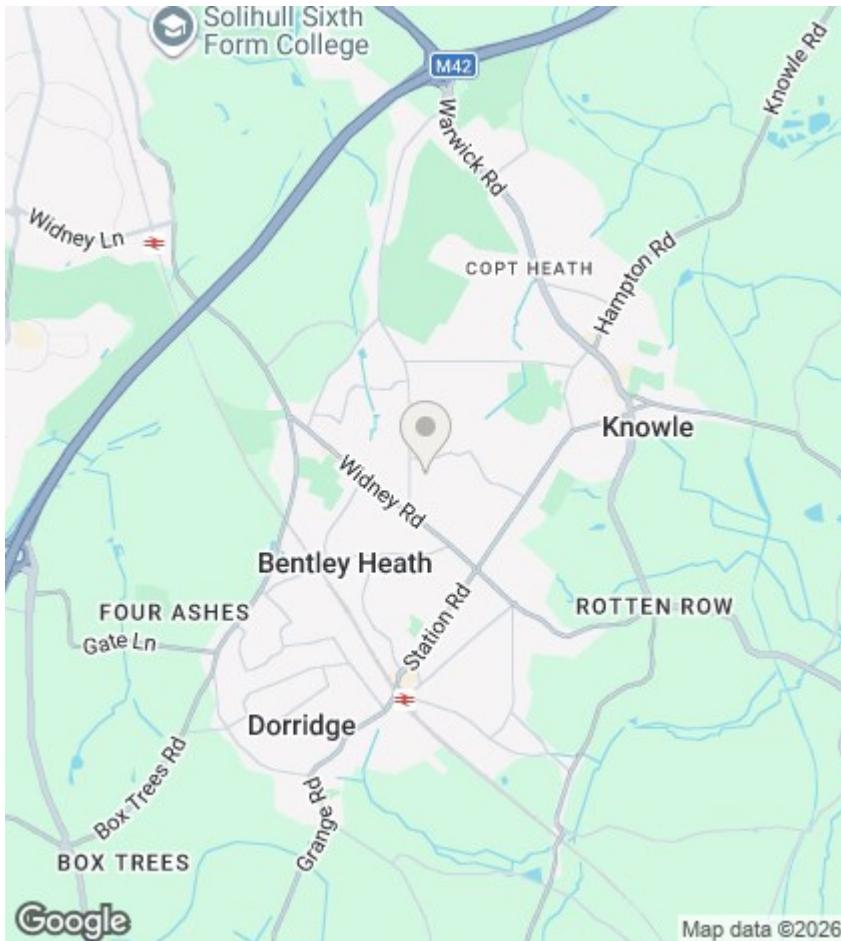
Council Tax Band: F



Approach	Bedroom Three
Via the front drive way leading to the front door. There is a side gate leading to the rear garden and a door to the garage/utility	A double glazed window to the rear elevation and built in wardrobe
Ground Floor	Bedroom Four
Hall	A double glazed window to the front elevation and built in wardrobe
A welcoming entrance hall with doors leading to ground floor rooms	Bathroom
Lounge/Diner	The family bathroom comprises of a panelled bath with shower over, sink and a WC. There is tiling to splash prone areas and a double glazed window
A double glazed bay window to the front, central heating radiators, double glazed patio doors leading to the rear and a door leading to the ground floor 5th bedroom suite.	Rear Garden
Ground Floor Bedroom Suite	The garden has an abundance of potential - there is a slabbed patio area with a vast lawn that wraps around to the side of the property with mature shrubs, trees and bushes to boundaries. Due to the size of the plot there is lots of scope to extend the current property
A large double bedroom with a lounge area, ideal for guests/family. There is plenty of natural light with three double glazed windows a feature fireplace and door to the ensuite shower room	
Kitchen	
The kitchen comprises of a range of wall and floor base units, space for appliances, a double glazed window to the rear and a door to the side providing access to the garden.	
Guest WC	
Utility	
The garage has been converted into a useful utility room with space for appliances and a window to the side	
First Floor	
Landing	
Doors leading to the first floor rooms	
Bedroom One	
A double bedroom with a double glazed window to the front elevation and built in wardrobes	
Bedroom Two	
Another double bedroom with a double glazed window to the rear elevation and built in wardrobe	







## Directions

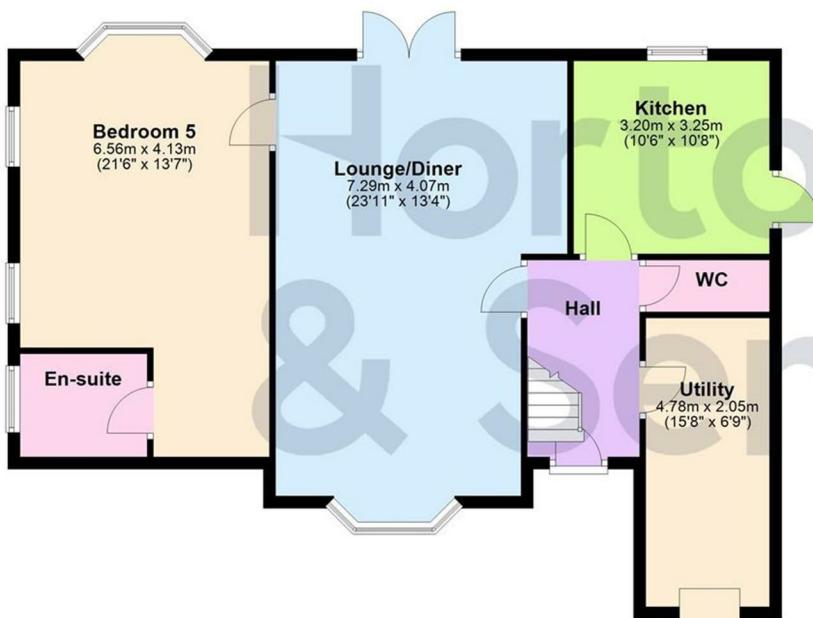
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

Ground Floor



First Floor

