114 Wychwood Avenue, B93 9DH

Sale Price of £600,000

Love
Property Co.

114 Wychwood Avenue, Knowle, Solihull, B93 9DH

Tenure - Freehold
EPC Rating -
Council Tax Band – F

Love Property Co are pleased to offer this rare to market 2057.7 sq. ft (191.2 sq. meters) property situated on a B93 premier road within the esteemed Arden Academy catchment area, this four double bedroom detached dormer bungalow is sold with **NO CHAIN** presents an exceptional opportunity for those seeking a renovation project. In need of modernisation, this property offers the chance to create a bespoke living space tailored to individual tastes and requirements.

Upon entering the property, you are greeted by entrance hallway with double-height ceilings which leads to a large living room that overlooks the garden along with its fantastic views of the countryside. Off the Hallway there is a good-sized breakfast kitchen/diner and a utility.

Offering versatile living arrangements, ground floor is home to two bedrooms and a shower room, providing convenience and functionality for occupants of all ages. Meanwhile, the first floor boasts an additional two bedrooms and a family bathroom, ensuring privacy and comfort for all residents.

The property benefits from a mature large mainly lawned garden and a good sized patio, perfect for those who appreciate outdoor living and al fresco dining.

Noteworthy for its outstanding potential subject to obtaining planning permission, this property is ideal for those with a vision for transformation. The spacious layout offers endless possibilities for reconfiguration and modernisation, allowing the creation of a contemporary and stylish home tailored to individual preferences.

In addition to its potential for renovation, the property's location within the sought-after Arden Academy catchment area adds further appeal. Renowned for its academic excellence and high standards, the academy offers exceptional educational opportunities for families with school-aged children, making this property an attractive choice for families looking to secure a bright future for their loved ones.

PROPERTY MEASUREMENTS:

LOUNGE/LIVING ROOM
12' 11" X 19' 6" (3.93m x 5.93m)

KITCHEN/DINER
20' 7" X 10' 5" (6.27m x 3.19m)

UTILITY
21' 6" X 5' 7" (6.56m x 1.71m)

SHOWER ROOM (GROUND FLOOR)
6' 7" X 7' 4" (2.00m x 2.23m)

BEDROOM ONE (GROUND FLOOR)
15' 9" X 10' 5" (4.81m x 3.18m)

BEDROOM TWO (FIRST FLOOR)
14' 1" X 11' 7" (4.30m x 3.52m)

BEDROOM THREE (FIRST FLOOR)
12'11" X 12' 5" (3.93m x 3.77m)

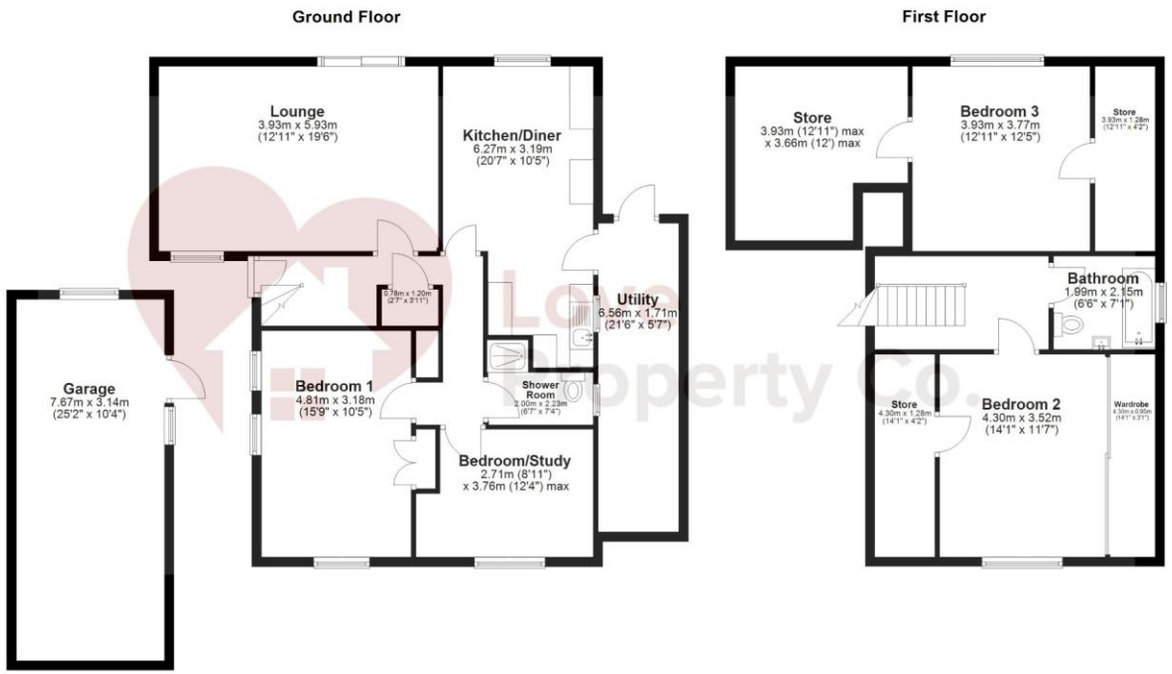
BEDROOM FOUR/STUDY (GROUND FLOOR)
8'11" X 12' 4" (2.76m x 3.76m)

FAMILY BATHROOM (FIRST FLOOR)
6'6" X 7' 1" (1.99m x 2.15m)

GARAGE
25'2" X 10' 4" (7.67m x 3.14m)

TOTAL SQUARE FOOTAGE
2057.7 sq. Feet (191.2 sq. Metres) approx.

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.



Total area: approx. 191.2 sq. metres (2057.7 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk

Love Property Co.