



Woodrow Crescent, Knowle

Guide Price £625,000





PROPERTY OVERVIEW

This extended four bedroom detached house is situated in a peaceful cul-de-sac within the highly sought-after village of Knowle, offering an exceptional opportunity for families seeking spacious and versatile living accommodation.

Set back behind a well-maintained front lawn and a large gravel driveway, the property also benefits from a single garage, providing ample off-road parking and storage options.

Upon entering, you are welcomed by a thoughtfully designed ground floor layout, featuring a kitchen / diner that is complemented by a practical utility room, ideal for busy family life. To the rear of the property, two spacious reception rooms provide flexible spaces for both formal entertaining and every-day relaxation, while the additional conservatory offers an inviting retreat flooded with natural light.



Upstairs, four well-proportioned bedrooms cater comfortably to family needs, all serviced by a contemporary family bathroom, ensuring convenience for residents and guests alike.

The property is positioned within the prestigious Arden Academy catchment area, making it particularly attractive for families prioritising excellent local schooling. Furthermore, the prime location places both Knowle village and Dorridge village within easy walking distance, granting access to a wealth of local amenities, independent shops, restaurants, and transport links such as Dorridge Train Station.



This beautifully presented home combines practical features with a desirable address, making it an outstanding proposition for discerning buyers looking to settle in one of the region's most popular communities. Viewing is highly recommended to fully appreciate the property.

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





- Extended Four Bedroom Detached House Located On A Cul-De-Sac Within The Village Of Knowle
- Set Behind A Front Lawn & Large Gravel Driveway Which Is Supported By A Single Garage
- Downstairs, The Property Includes A Kitchen / Diner Supported By A Utility Room, Two Spacious Reception Rooms Plus A Conservatory & Guest WC
- Upstairs, There Are Four Well-Proportioned Bedrooms, All Of Which Are Serviced By The Family Bathroom
- To The Rear Of The Property Is A Landscaped South Facing Garden
- Situated Within The Prestigious Arden Academy Catchment Area
- Located Walking Distance To Both Knowle Village & Dorridge Village



ENTRANCE HALLWAY

WC

KITCHEN / DINER

22' 10" x 8' 0" (6.97m x 2.44m)

UTILITY ROOM

7' 9" x 4' 2" (2.35m x 1.28m)

LIVING ROOM

15' 7" x 14' 7" (4.76m x 4.45m)

FAMILY ROOM

24' 7" x 7' 10" (7.49m x 2.40m)

CONSERVATORY

10' 2" x 6' 0" (3.09m x 1.82m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 5" x 9' 5" (3.78m x 2.86m)

BEDROOM TWO

11' 11" x 8' 4" (3.63m x 2.54m)

BEDROOM THREE

10' 11" x 8' 0" (3.34m x 2.43m)

BEDROOM FOUR

10' 11" x 8' 5" (3.34m x 2.57m)

BATHROOM

7' 8" x 7' 4" (2.34m x 2.23m)

TOTAL SQUARE FOOTAGE

140.0 sq.m (1510 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

18' 1" x 8' 0" (5.51m x 2.45m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH FACING GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings, welsh dresser, pine table and chairs, main bed, single beds and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

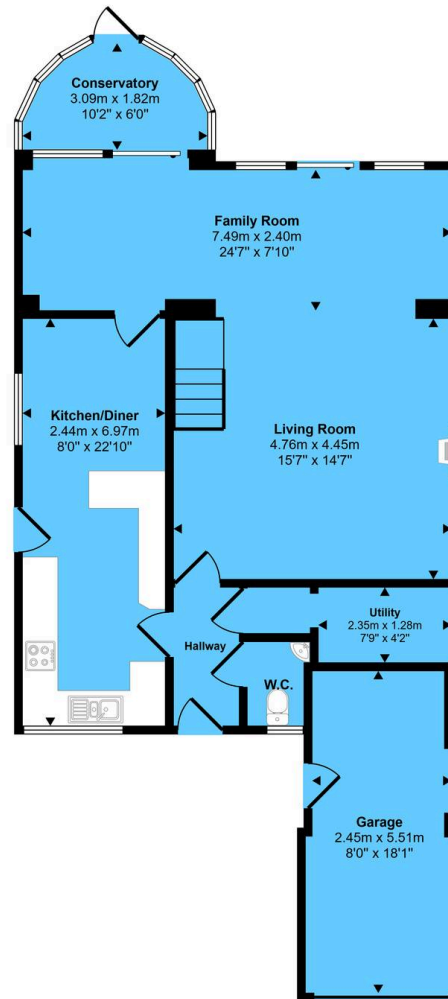
Services - direct mains water (with water meter), sewers and electricity. Broadband - cable.

INFORMATION FOR POTENTIAL BUYERS

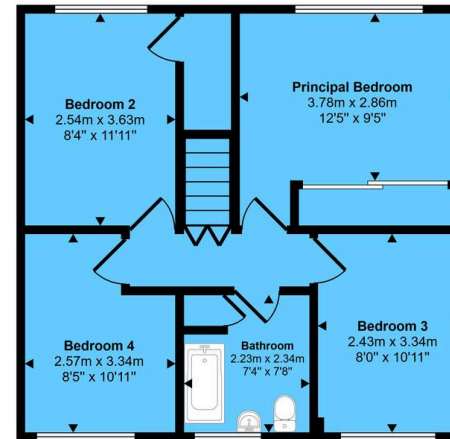
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
140 sq m / 1510 sq ft



Ground Floor
Approx 87 sq m / 937 sq ft



First Floor
Approx 53 sq m / 573 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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