



Wychwood Avenue, Knowle

Guide Price £800,000





PROPERTY OVERVIEW

This beautifully presented and significantly extended 4/5 double bedroom detached property offers outstanding versatility and is set within a highly sought after road in Knowle. Located behind a large block paved driveway that provides ample parking and access to a single garage, the home is ideal for families or those seeking adaptable living arrangements. Upon entering, you are greeted by a spacious hallway that leads to two well-proportioned reception rooms on the ground floor, both of which offer the flexibility to be used as additional double bedrooms if required, and all supported by a convenient downstairs shower room. The ground floor is further enhanced by a bright living room situated to the rear elevation, which benefits from an abundance of natural light, as well as an extended breakfast kitchen that has been thoughtfully designed to cater for modern family life. Upstairs, the first floor accommodates three generous double bedrooms, each finished to a high standard, with the principal bedroom affording it own ensuite, whilst the remaining bedrooms are serviced via the family bathroom. The property has been meticulously maintained and is presented in excellent decorative order throughout, combining stylish finishes with practical features to create an inviting and comfortable home.



Improvements and extensions have been carried out with attention to detail, resulting in a residence that is both functional, elegant and versatile. Internal inspection is highly recommended to fully appreciate the quality and versatility of the accommodation on offer, as well as the care and attention invested in every aspect of the property's presentation. This is a rare opportunity to acquire a substantial family home in one of Knowle's premier locations, offering flexible living spaces that can be adapted to suit a variety of lifestyle needs.

- Beautifully Presented And Significantly Extended Detached Property Offering Outstanding Versatility
- Set Within A Highly Sought After Road Of Knowle
- Located Behind A Large Block Paved Driveway Providing Ample Parking And Single Garage
- Affording Three Double Bedrooms To The First Floor Plus Two Bathrooms
- Outstanding Versatility To The Ground Floor With Three Reception Rooms Which Could Be Utilised For Two Further Double Bedrooms Supported Via Downstairs Shower Room
- Ground Floor Is Completed With A Living Room To The Rear Elevation And Extended Breakfast Kitchen
- South Facing And Recently Landscaped Rear Garden With Full Width Paved Patio Area
- The Property Is Beautifully Maintained And Presented And Requires Internal Inspection To Be Fully Appreciated



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: F

Tenure: Freehold



ENTRANCE HALLWAY

LIVING ROOM

18' 10" x 12' 0" (5.75m x 3.65m)

KITCHEN AREA

13' 0" x 12' 0" (3.95m x 3.65m)

BREAKFAST AREA

10' 0" x 10' 0" (3.05m x 3.04m)

UTILITY

6' 7" x 6' 5" (2.00m x 1.95m)

RECEPTION ROOM / BED 5

14' 7" x 10' 0" (4.45m x 3.05m)

RECEPTION ROOM / BED 4

12' 0" x 9' 0" (3.65m x 2.75m)

SHOWER ROOM

6' 7" x 5' 1" (2.00m x 1.55m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 3" x 11' 0" (4.65m x 3.35m)

ENSUITE

6' 7" x 5' 7" (2.00m x 1.70m)

BEDROOM TWO

14' 3" x 12' 2" (4.35m x 3.70m)

BEDROOM THREE

12' 10" x 12' 0" (3.90m x 3.65m)

FAMILY BATHROOM

6' 7" x 5' 5" (2.00m x 1.65m)

TOTAL SQUARE FOOTAGE

166.0 sq.m (1787 sq.ft) approx.

GARAGE

17' 11" x 8' 6" (5.47m x 2.58m)





OUTSIDE THE PROPERTY

BLOCK PAVED DRIVEWAY

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Bosch extractor, microwave, fridge, freezer and dishwasher, garden shed, all carpets, blinds and light fittings and fitted wardrobes in all bedrooms.

ADDITIONAL INFORMATION

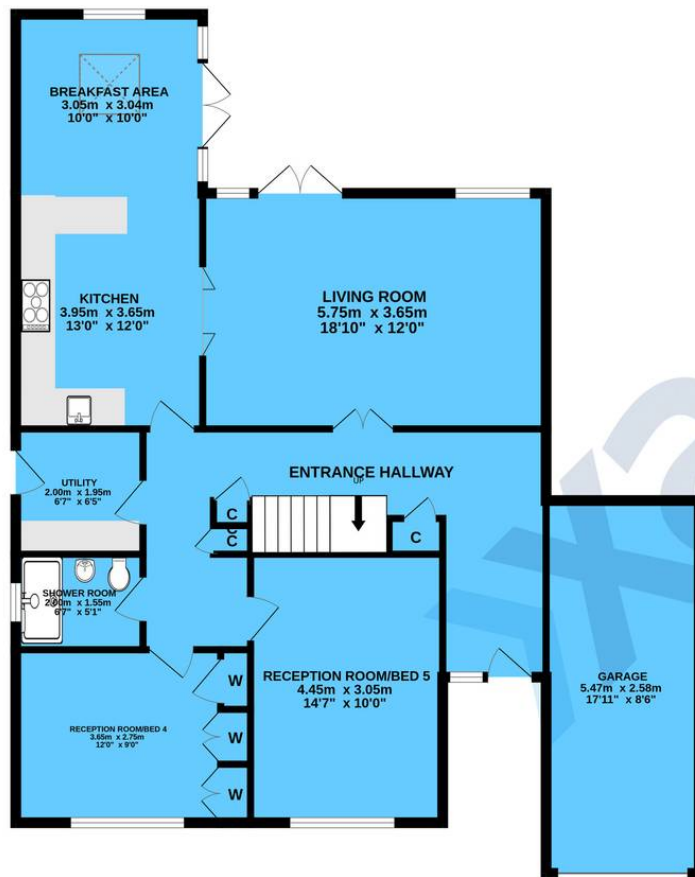
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

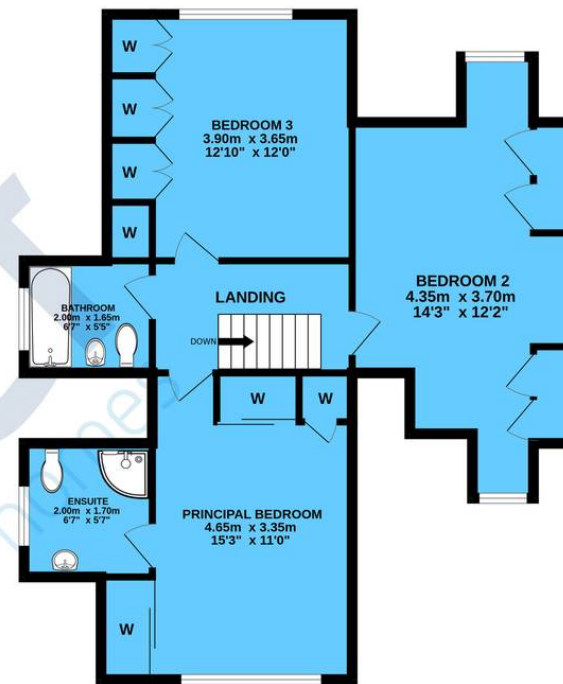
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 166.0 sq.m. (1787 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.

Made with Metropix ©2026

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

xact
HOMES

