



Wychwood Avenue, Knowle

Guide Price £950,000





## PROPERTY OVERVIEW

This completely refurbished five double bedroom detached property is enviably positioned on the prestigious Wychwood Avenue, offering contemporary family living within one of the area's most sought-after addresses. Set behind a manicured front lawn and an expansive block paved driveway (providing ample off-road parking), the property also benefits from a double tandem garage for further secure parking or storage.

Entry is via a welcoming entrance hallway that leads to a spacious, extended lounge perfect for relaxing or entertaining. The heart of the home is a beautifully appointed, newly fitted kitchen, dining and living area, complemented by a large utility room for added convenience. The ground floor also features two versatile double bedrooms to the front, ideal for guests or home working, and a stylish, newly fitted shower room.



Upstairs, three further generous double bedrooms await, served by two modern bathrooms (one of which is a luxurious en-suite to the principal bedroom). The principal suite also boasts a separate dressing area, providing an indulgent private retreat.

The property is offered to the market with no upward chain, making for a seamless purchase. It is ideally located within walking distance to Knowle village and its array of amenities, and is set within the highly regarded Arden Academy catchment area.



The outside space of this impressive home is equally appealing. To the rear, a newly landscaped south-facing garden provides a private and tranquil setting for outdoor living and entertaining. The garden is designed for low maintenance while offering a generous lawn, mature borders and a paved patio area perfect for al fresco dining or relaxing in the sun. The double tandem garage is easily accessed from both the driveway and the rear garden, adding to the property's practicality.

The front aspect is enhanced by a well-tended lawn and established planting, creating a welcoming first impression and enhancing kerb appeal.

This outstanding property combines spacious, modern interiors with superb outdoor space, making it an exceptional opportunity for families seeking a premium home in a prime location.





## 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: TBD

Tenure: Freehold



- Completely Refurbished & Extended Five Double Bedroom Detached Property Located On The Prestigious Wychwood Avenue
- Set Behind A Front Lawn & Large Block Paved Driveway Which Is Supported By A Double Tandem Garage
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Large Extended Lounge & A Newly Fitted Kitchen, Dining & Living Area Which Is Supported By A Large Utility Room
- To The Front Of The Property Are Two Versatile Double Bedrooms Which Are Supported By A Newly Fitted Shower Room
- Located On The First Floor Are Three Large Double Bedrooms Which Are Supported By Two Modern Bathrooms One Of Which Is En-Suite To The Principal Bedroom
- The Principal Suite Benefits From A Large En-Suite Shower Room & A Separate Dressing Area
- To The Rear Of The Property Is A South Facing Newly Landscaped Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



## ENTRANCE HALLWAY

## WC

## LOUNGE

10' 2" x 25' 8" (3.10m x 7.83m)

## KITCHEN/DINING & LIVING AREA

18' 10" x 26' 7" (5.75m x 8.09m)

## UTILITY

5' 7" x 12' 3" (1.69m x 3.74m)

## BEDROOM FOUR

12' 2" x 11' 2" (3.72m x 3.41m)

## BEDROOM FIVE

10' 4" x 9' 3" (3.15m x 2.81m)

## SHOWER ROOM

6' 9" x 8' 10" (2.05m x 2.69m)

## INTEGRAL DOUBLE TANDEM GARAGE

9' 1" x 22' 9" (2.76m x 6.93m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

12' 7" x 24' 1" (3.83m x 7.35m)

## ENSUITE

6' 2" x 9' 10" (1.87m x 2.99m)

## BEDROOM TWO

14' 4" x 14' 10" (4.36m x 4.52m)

## BEDROOM THREE

13' 5" x 12' 6" (4.09m x 3.81m)

## BATHROOM

6' 8" x 6' 1" (2.02m x 1.86m)

**TOTAL SQUARE FOOTAGE**

223.0 sq.m (2403 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Siemens single integrated oven, Siemens integrated induction hob, Siemens extractor, Siemens combination oven/microwave, Siemens fridge/freezer, Siemens dishwasher, Siemens washing machine, Siemens tumble dryer, underfloor heating, electric garage door, all carpets and light fittings

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet).

**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  
223 sq m / 2403 sq ft



Ground Floor  
Approx 146 sq m / 1573 sq ft

First Floor  
Approx 77 sq m / 830 sq ft

Denotes head height below 1.5m

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

1632-1636 High Street, Knowle - B93 0JU

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

**xact**  
HOMES

