

HUNTERS®

HERE TO GET *you* THERE



Woodrow Crescent

Knowle, Solihull, B93 9EF

Offers Over £600,000



Council Tax: F



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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. There are a wide range of interesting shops, restaurants, plus Knowle is home to an excellent junior and infant school and secondary school, Arden Academy. Nearby, the village of Dorridge has its own railway station with links to Birmingham and London. Knowle village is also 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. In addition, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

DESCRIPTION

Approached over a tarmac driveway with lawn to the left hand side, leading to front door.

ON THE GROUND FLOOR

HALLWAY

Having central heating radiator, window to side of front door and useful cupboard under the stairs with coat hooks.

LAUNDRY/STORAGE

Glazed door off the Hall leads into this room, which was originally the garage. Having central heating radiator, wall cabinet, plumbing for washing machine, space for tumble dryer etc, and work surface over.

KITCHEN (rear)

Having range of wall and base units incorporating stainless steel sink unit, Neff electric oven, Bosch electric hob with extractor above, Bosch dishwasher, space for fridge under work surface, serving hatch to dining area, central heating radiator and wall mounted Worcester gas-fired central heating boiler.

CLOAKROOM

Having pedestal wash hand basin, WC and central heating radiator.

LOUNGE/DINING ROOM (dual aspect)

Having two double central heating radiators, fire surround with mantle and hearth, French doors with side panels opening onto the rear garden, also a serving hatch to the kitchen.

5TH BEDROOM /2ND RECEPTION

20'2" x 14'10" (6.16m x 4.53m)

Having double central heating radiator, window to rear aspect, fire surround with mantle and hearth and two small windows to either side of the fireplace. (This room was purpose built as a bedroom with en-suite bathroom but could easily be changed to second reception room).

EN-SUITE BATHROOM

Being part half-tiled and having panelled bath, pedestal wash hand basin, WC and central heating radiator.

ON THE FIRST FLOOR

Stairs from the Hallway lead up to the first floor landing which has loft ladder access to the loft which is boarded and has light. Also, Airing Cupboard off the landing with shelving.

BEDROOM 1 (front)

Having central heating radiator, double door built-in wardrobe with hanging rail.

BEDROOM 2 (rear)

Having central heating radiator, built-in wardrobe with hanging rail.

BEDROOM 3 (front)

Having central heating radiator and wardrobe/cupboard with hanging rail.

BEDROOM 4 (rear)

Having central heating radiator and recess with hanging rail.

BATHROOM

Having part-tiling to the walls, panelled bath with Triton electric shower over, pedestal wash basin, WC and central heating radiator with towel rail over.

Tel: 01564 770707

OUTSIDE

REAR GARDEN

Having paved terrace, lawn and mature shrubs. The lawned garden extends around to the left hand side of the property where there are two garden sheds. There is also side gate giving access to the front of the property.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

SOLAR PANELS

The property has solar panels. Documentation has not been verified.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



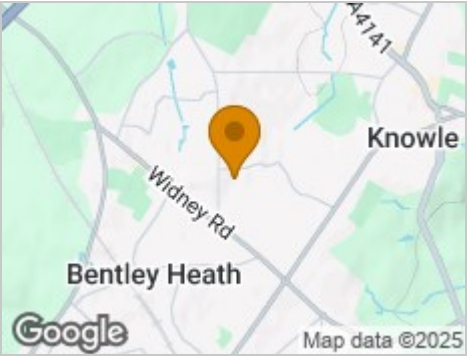
Road Map



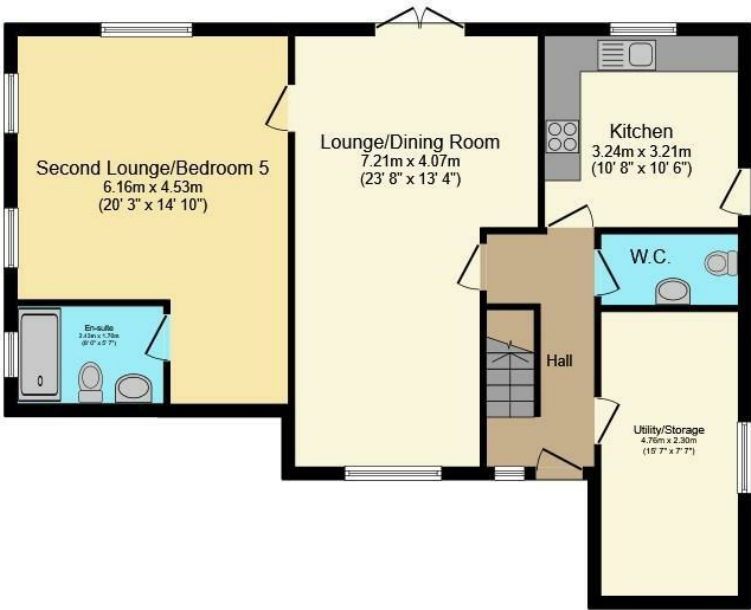
Hybrid Map



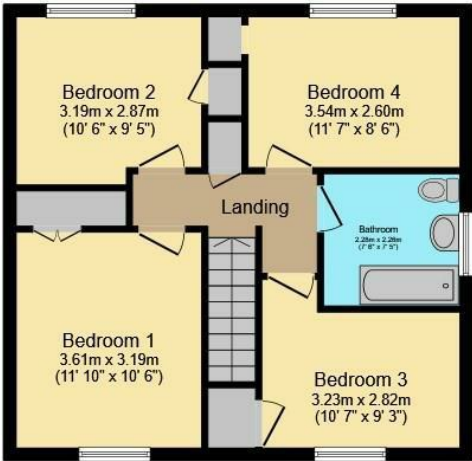
Terrain Map



Floor Plan



Ground Floor



First Floor

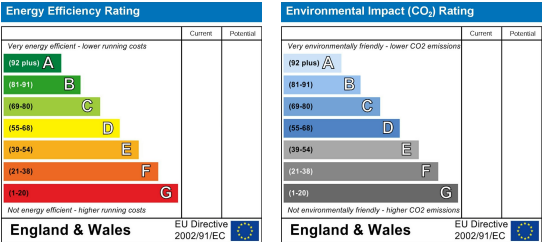
Total floor area 140.3 m² (1,510 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.