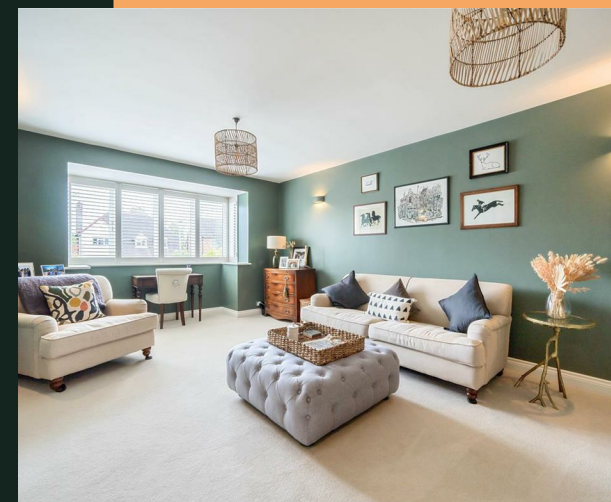


Wychwood Avenue, B93



PROPERTY ADDRESS
31 Wychwood Avenue
Knowle
Solihull
B93 9DF

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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- Three double bedrooms
- Walking distance to Knowle High Street
- Large corner plot with double garage
- Scope to extend subject to the necessary consents
- Stunning open plan kitchen/living/dining room

The property briefly comprises:

Timber-clad porch, leading to the spacious entrance hall with real wood flooring.

WC - with toilet, wash hand basin and beautiful timber clad walls.

Reception Room (6.10 x 3.63) – stylish living room decorated in Farrow and Ball's 'Green Smoke' with luxurious deep pile carpet and bespoke integrated media unit - the perfect place to entertain guests or relax with the family.

Kitchen / Dining Room / Snug (7.26 x 6.63) – This stunning room is cleverly divided into three distinct areas: dining, kitchen and snug. This layout ensures the space 'flows' perfectly. Bi-fold doors and French windows lead out to the rear garden, and a stunning skylight ensures this room is flooded with natural light. It is easy to imagine entertaining friends and family in this space during the summer months with the bi-fold doors wide open. The kitchen benefits from contemporary wall and base units, quartz work tops, herringbone-style tiled splashback, real wood flooring and integrated appliances including: double oven, hob, wine fridge and full height fridge and freezer. There is also a breakfast bar with feature pendant lighting.

Utility/Boot Room (4.62 x 1.50) - providing useful additional storage, sink, worktop space and plumbing for washing machine and tumble dryer.

Bedroom One (3.63 x 3.45) – large double bedroom to the front of the property with impressive ensuite, bespoke fitted wardrobes with mirrored doors and delightful window shutters.

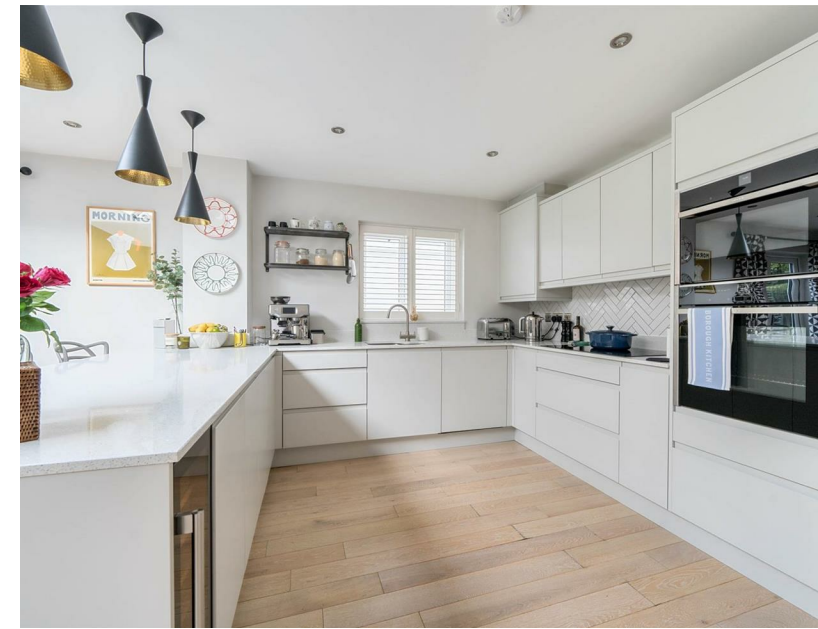
Ensuite – designer suite with walk in shower, rain water shower head, toilet, backlit mirror, heated towel rail, full height tiling and sink with vanity unit and dark grey fronted drawers.

Bedroom Two (3.38 x 2.69) – double bedroom to the rear of the property with deep pile carpet and bespoke fitted wardrobes.

Bedroom Three (4.93 x 3.61) – third double bedroom, currently used as a dressing room but would work equally well as a home office or guest bedroom.



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Bathroom – elegant bathroom suite with walk in shower, separate bath, full height tiling and sink with vanity unit and mirror.

This beautiful family home sits on a generous corner plot with block paved driveway providing parking for multiple cars and double garage with electric Hormann door. There is scope to build above the garage, subject to the necessary consents.

The beautifully landscaped, private rear garden benefits from large patio area, lawn and raised beds which are well stocked with a variety of plants to ensure the garden looks incredible all year round.