



44 Wootton Close, Knowle, Solihull,
B93 0EJ

Price Guide **£439,950**

- Recently Built Miller Home Development
- Three Double Bedrooms
- Luxury En-Suite & Family Bathroom
- Dual Aspect Lounge
- Beautifully Appointed Dining Kitchen
- Energy Efficiency Rating - C

0121 709 3300

44 Wootton Close, Knowle, Solihull, B93 0EJ

44 Wootton Close is a beautifully presented residence recently built by Miller Homes in 2015. This three bedroom detached house is positioned within walking distance of Knowle Village where there is a selection of shops, restaurant, local amenities and catchment for outstanding Arden Academy. The spacious accommodation briefly comprises entrance hall, cloakroom/wc, dual aspect lounge, stunning dining kitchen, Master bedroom with ensuite, two further double bedrooms, family bathroom, generous southerly garden, off road parking for numerous vehicles. Remaining NHBC warranty.

APPROACH

Via a driveway enabling off road parking for several vehicles with a pathway leading to a neatly manicured front lawn with wrought iron fencing, a well stocked border and canopy porch with external lighting leading to:-

ENTRANCE HALL

Wood effect flooring, double panel radiator, two ceiling light points, stairs rising to first floor landing with useful storage cupboard beneath. Doors to cloakroom / WC, lounge and kitchen.

CLOAKROOM / WC

Low level flush WC, pedestal hand wash basin, complementary tiling to splash prone areas, single panel radiator, obscure UPVC double glazed to the rear aspect.

DUAL ASPECT THROUGH LOUNGE

18' 8" (5.69M) X 10' 2" (3.1M)

Spacious lounge with two double panel radiators, TV point, telephone point, two ceiling light points, UPVC double glazed French doors to the rear garden and UPVC double glazed window to the front aspect.

DUAL ASPECT DINING KITCHEN

18' 8" (5.69M) X 10' 2" (3.1M)

A beautifully appointed dining kitchen with a range of white wall and base units with wood effect roll top work surfaces and upstands, integrated four ring gas hob with chrome extractor fan over, integrated electric oven, integrated fridge/freezer, one and a half bowl stainless steel single drain sink unit, plumbing for a washing machine and space for a dishwasher, Baxi wall mounted combi boiler housed in matching wall cupboard, wood effect flooring, space for a dining table and chairs, two ceiling light points, double panel radiator, UPVC double glazed window to the front aspect, UPVC double glazed French doors to the garden.



FIRST FLOOR LANDING

Ceiling light point, single panel radiator, two useful built-in storage cupboards, loft access to a partially boarded loft with ladder, doors radiating off to bedrooms one, two, three and bathroom.

MASTER BEDROOM WITH EN-SUITE

12' 10" (3.91M) X 10' 4" (3.15M)

Generous sized double bedroom with single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect, door to:-



EN-SUITE

8' 8" (2.64M) X 5' 7" (1.7M)

Beautifully appointed en-suite comprising low level flush WC, pedestal hand wash basin, shower enclosure with thermostatic shower unit, complementary tiling to walls and splash prone areas, wood effect flooring, double panel radiator, UPVC double glazed window to the front aspect.

BEDROOM TWO

11' 0" (3.35M) X 9' 3" (2.82M)

Double panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM THREE

9' 3" (2.82M) X 7' 5" (2.26M)

Double panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.



FAMILY BATHROOM

Beautifully appointed contemporary bathroom suite comprising low level flush WC, pedestal hand wash basin, panel bath, complementary tiling to splash prone areas, wood effect flooring, double panel radiator, ceiling light point, obscure UPVC double glazed window to the front aspect.

GARDEN

A paved patio area with external water tap leads to the South-facing garden which is mainly laid to lawn with wood panel fencing, a garden shed and a border that is planted with established trees and shrubs. A wooden gate gives access to the driveway.

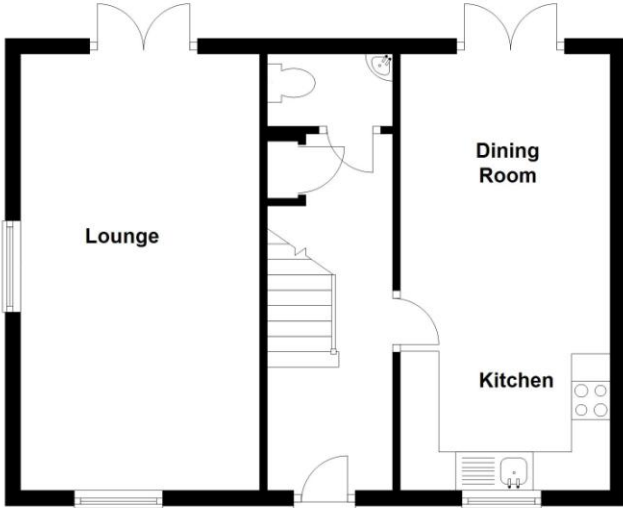
TENURE

Freehold.



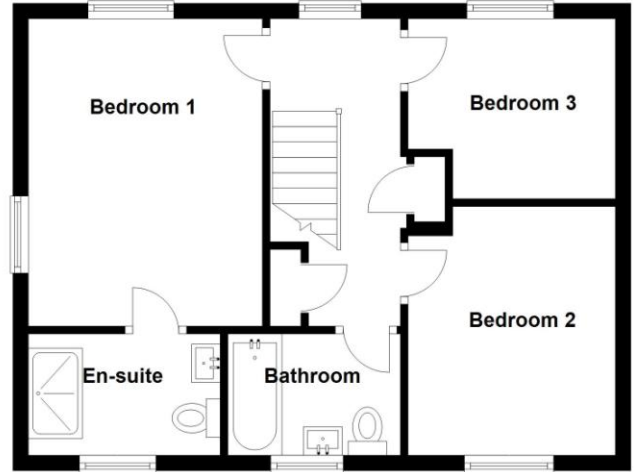
Ground Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 85.6 sq. metres (920.9 sq. feet)



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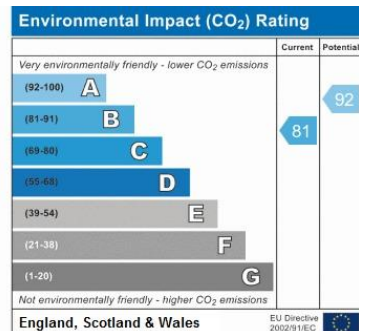
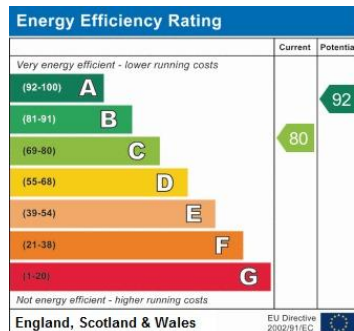
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