



Starbold Crescent, Knowle

Guide Price £650,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN and presenting a superb opportunity to extend subject to necessary planning permission is this delightful four bedroom detached property which is located on a highly sought after road in Knowle within easy walking distance to all local amenities and schools. The property is set behind a block paved driveway providing parking for multiple vehicles with the ground floor accommodation accessed via a welcoming entrance porch leading through to a spacious hallway with downstairs cloakroom connecting all reception rooms which consists of:- a large living room with views to the front of the property; an excellent dining room with a set of sliding doors opening out to the rear garden and under stairs storage; a fitted kitchen with ample space for a dining table; a superb garage which is a double in length; and a downstairs toilet. The first floor is made up of four generously sized bedrooms all serviced via a family bathroom with bedroom four offering versatility to be used as a home office and the property benefits from an airing cupboard providing additional storage. Outside the property enjoys a north-westerly facing rear garden which is mainly laid with lawn and includes a large patio seating area. To view this superb property call Xact Homes today on 01564 777284.





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





- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning
- Living Room & Dining Room
- Fitted Kitchen
- Four Bedrooms
- Family Bathroom
- Single Garage
- Lawn Rear Garden

ENTRANCE PORCH

HALLWAY

LIVING ROOM

16' 11" x 12' 4" (5.15m x 3.75m)

DINING ROOM

17' 5" x 10' 2" (5.30m x 3.10m)

FITTED KITCHEN

14' 3" x 10' 4" (4.35m x 3.15m)

DOWNSTAIRS TOILET

FIRST FLOOR

BEDROOM ONE

16' 11" x 11' 2" (5.15m x 3.40m)

BEDROOM TWO

13' 7" x 8' 8" (4.15m x 2.65m)

BEDROOM THREE

11' 4" x 7' 3" (3.45m x 2.20m)

BEDROOM FOUR

9' 6" x 7' 5" (2.90m x 2.25m)

BATHROOM

7' 9" x 5' 11" (2.35m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area - 139.8 sq.m. = 1505 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

28' 10" x 8' 10" (8.80m x 2.70m)

NORTH WESTERLY FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, all carpets, all light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

Loft space - partially boarded with ladder.

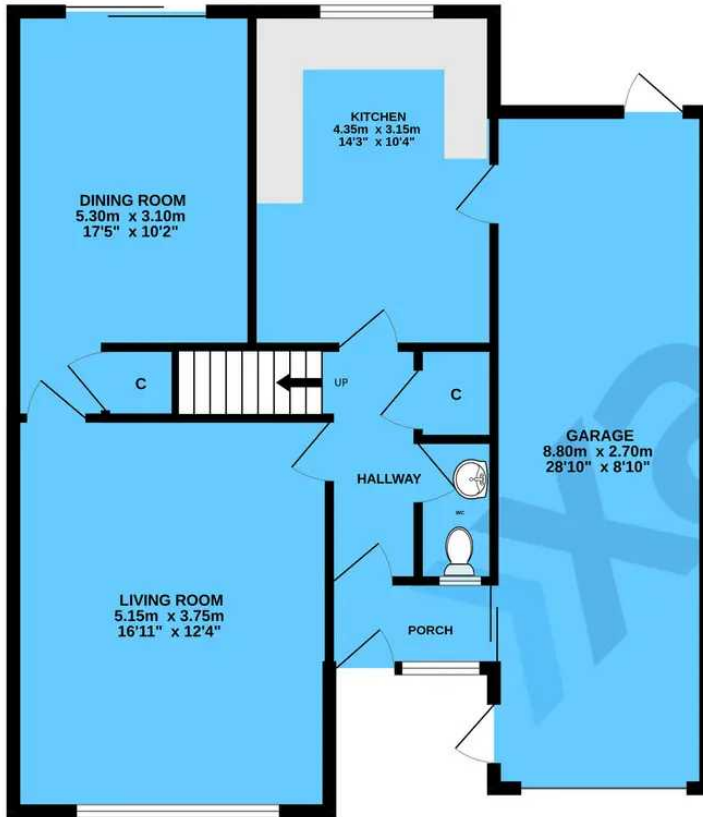
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

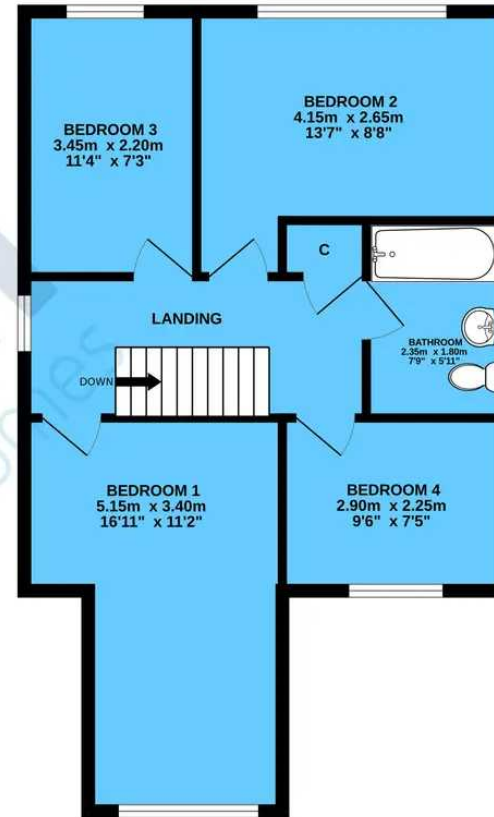
Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
85.4 sq.m. (919 sq.ft.) approx.



1ST FLOOR
54.4 sq.m. (586 sq.ft.) approx.



TOTAL FLOOR AREA : 139.8 sq.m. (1505 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.
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