



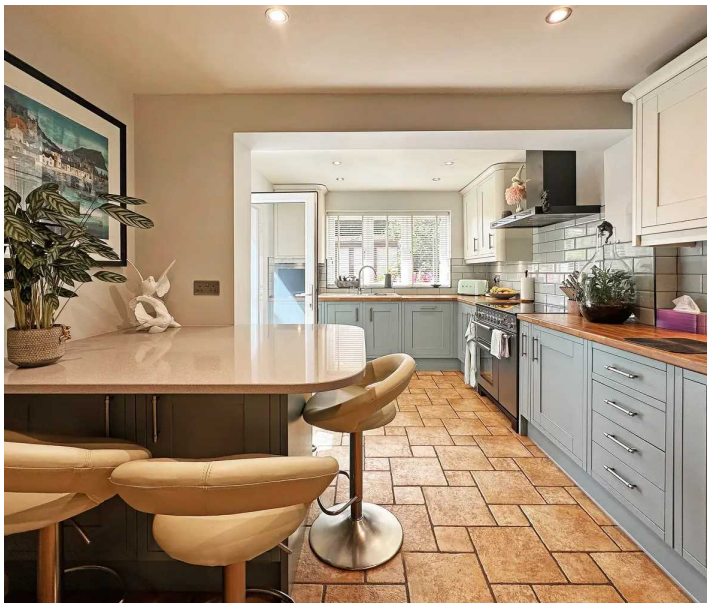
Starbold Crescent, Knowle

Guide Price £675,000



PROPERTY OVERVIEW

Situated on a quiet and highly sought after road in Knowle is this immaculately presented four bedroom detached property which is within walking distance to all local amenities and schools. The property is accessed via a welcoming entrance hallway leading through to a spacious living room with a feature fire place and bay window overlooking the front of the property. The remainder of the ground floor accommodation consists of a delightful breakfast kitchen with fitted units, ample storage and a large central island; a conservatory with excellent views of the rear garden; and a single garage. The first floor is made up of four bedrooms, one of which is a large principal bedroom benefiting from fitted wardrobes with all bedrooms serviced via a family bathroom and bedroom four offering versatility to be used as a home office. Outside the property enjoys a beautifully well maintained south facing rear garden which benefits from a superb garden room and a versatile bar which could be used as a home office. To view this superb property call Xact Homes today on 01564 777284.



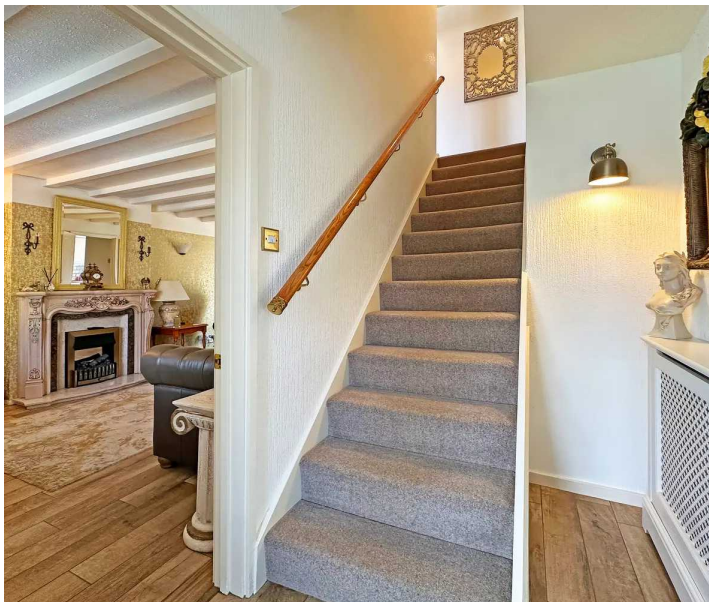


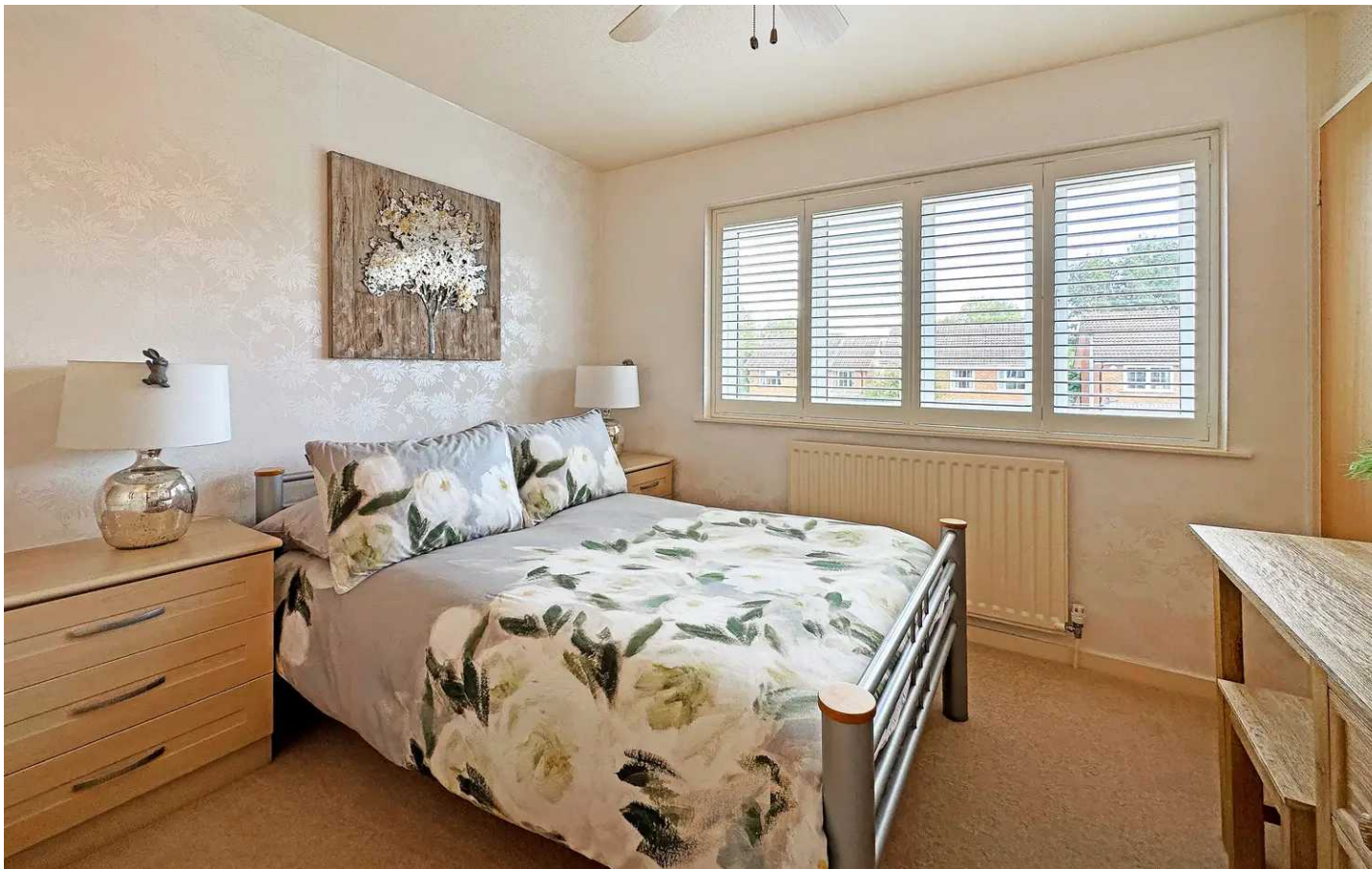
PROPERTY LOCATION

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: E

Tenure: Freehold





- Four Bedroom Detached Property
- Highly Sought After Road In Knowle
- Fitted Breakfast Kitchen
- Living Room & Conservatory
- Single Garage
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Well Maintained Rear Garden With Garden Room & Bar
- Wide Gated Driveway

ENCLOSED PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

20' 4" x 11' 10" (6.20m x 3.60m)

BREAKFAST KITCHEN

17' 7" x 9' 0" (5.35m x 2.75m)

CONSERVATORY

15' 7" x 10' 6" (4.75m x 3.20m)





FIRST FLOOR

PRINCIPAL BEDROOM

11' 4" x 12' 0" (3.45m x 3.65m)

BEDROOM TWO

10' 6" x 10' 2" (3.20m x 3.10m)

BEDROOM THREE

8' 6" x 7' 10" (2.60m x 2.40m)

BEDROOM FOUR

6' 7" x 9' 8" (2.00m x 2.95m)

BATHROOM

5' 5" x 8' 0" (1.65m x 2.45m)

ITEMS INCLUDED IN THE SALE

AGA Range Master, AGA extractor, AEG fridge, AEG freezer, AEG dishwasher, AEG washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and two, all light fittings, 16 ft x 8ft Newland Pavillion - The Malvern Collection (supplied/erected Oct 2018), 12 ft x 8ft Harvington - The Malvern Collection (supplied/erected Apr 2016) and a timber BBQ shelter.



OUTSIDE THE PROPERTY

SOUTH WEST FACING GARDEN

GARAGE

TOTAL SQUARE FOOTAGE

121.7 sq.m (1310 sq.ft) approx.

ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.

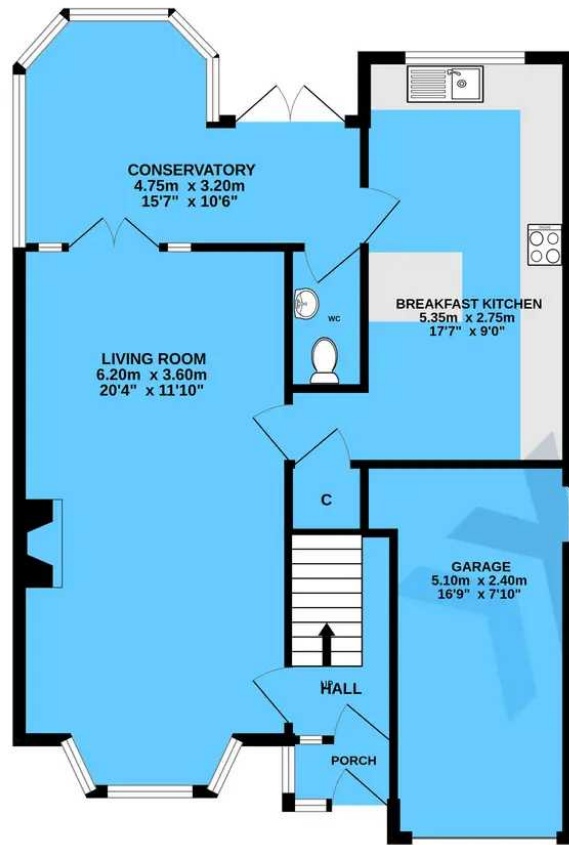
Broadband: Sky. Loft Space: partly boarded with lighting.

MONEY LAUNDERING REGULATIONS

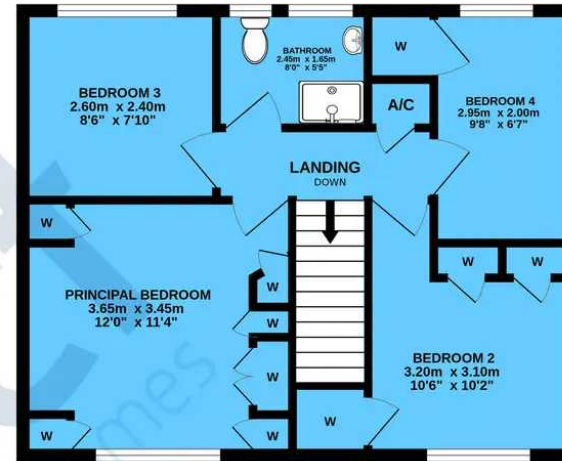
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 121.7 sq.m. (1310 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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