



Chantry Heath Crescent, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

Introducing this magnificent four bedroom detached house, situated on a peaceful and highly coveted road, this property offers an exceptional opportunity for those seeking a comfortable and spacious family home with the added benefit of NO UPWARD CHAIN.

Upon entering the property, a charming entrance hallway connects all reception rooms, providing a seamless flow throughout. The generous fitted kitchen provides ample space and offers a convenient area for casual dining. The adjacent dining room, complemented by a conservatory, is the perfect space for hosting family and friends, providing a delightful area for social gatherings any time of the year.

The large sitting room, overlooking the pristine front garden, offers a tranquil and welcoming atmosphere for relaxation and entertainment. This well-appointed room is ideal for hosting guests or simply enjoying moments of serenity.

The first floor of the property hosts the principal bedroom, complete with fitted wardrobes, offering ample storage space to keep personal belongings organised and out of sight. Additionally, all bedrooms are equipped with fitted storage and serviced via a family bathroom.





The private rear garden is predominantly laid with a lush green lawn and framed by mature borders with a delightful patio seating area at the end of the garden providing the perfect spot for al fresco dining or enjoying a morning coffee.

Further enhancing this exceptional property, a driveway and carport accompany a single garage, catering to the needs of a modern family.

With scope to extend, subject to obtaining necessary planning permission, this remarkable home offers endless possibilities for future customisation and personalisation to suit individual preferences.

In summary, this outstanding four bedroom detached house, situated on a sought-after road, offers an incredible opportunity for families looking to create a comfortable and spacious home. With its versatile living spaces, delightful garden, and scope to extend, this property is truly a hidden gem.





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
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning
- Fitted Kitchen
- Dining Room & Conservatory
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Single Garage & Carport
- Private Lawn Rear Garden

ENTRANCE HALLWAY

DOWNSTAIRS WC

5' 11" x 5' 8" (1.81m x 1.73m)

KITCHEN

10' 2" x 10' 0" (3.10m x 3.06m)

DINING ROOM

9' 6" x 9' 5" (2.90m x 2.88m)

CONSERVATORY

9' 6" x 8' 0" (2.90m x 2.43m)

SITTING ROOM

19' 11" x 11' 11" (6.07m x 3.64m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 2" x 10' 8" (3.72m x 3.26m)

BEDROOM TWO

10' 11" x 9' 7" (3.33m x 2.92m)

BEDROOM THREE

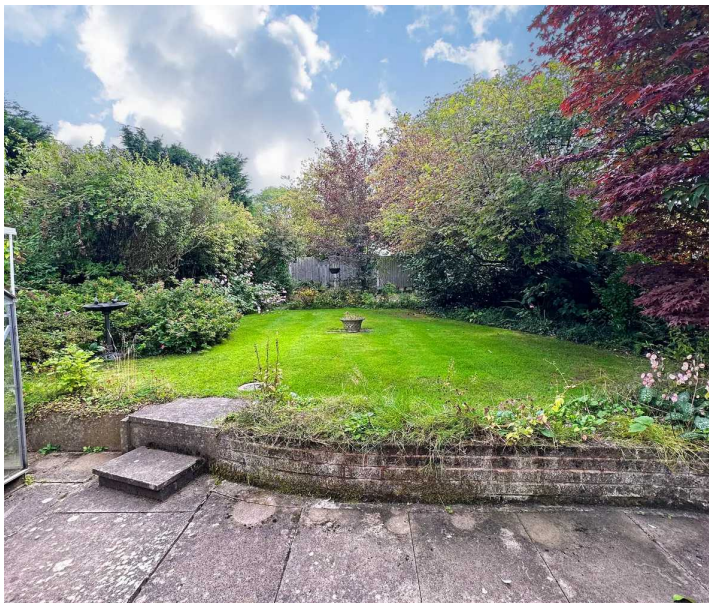
10' 2" x 9' 1" (3.11m x 2.77m)

BEDROOM FOUR

8' 10" x 7' 0" (2.70m x 2.13m)

BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)



**TOTAL SQUARE FOOTAGE**

Total floor area - 124.3 sq.m. = 1338 sq.ft. approx.

OUTSIDE THE PROPERTY**PRIVATE REAR GARDEN****SINGLE GARAGE**

16' 8" x 8' 2" (5.07m x 2.49m)

ITEMS INCLUDED IN SALE

Neff integrated oven, integrated hob, extractor, fridge freezer, dishwasher, John Lewis washing machine, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, a garden shed, a greenhouse and an electric garage door.

ADDITIONAL INFORMATION

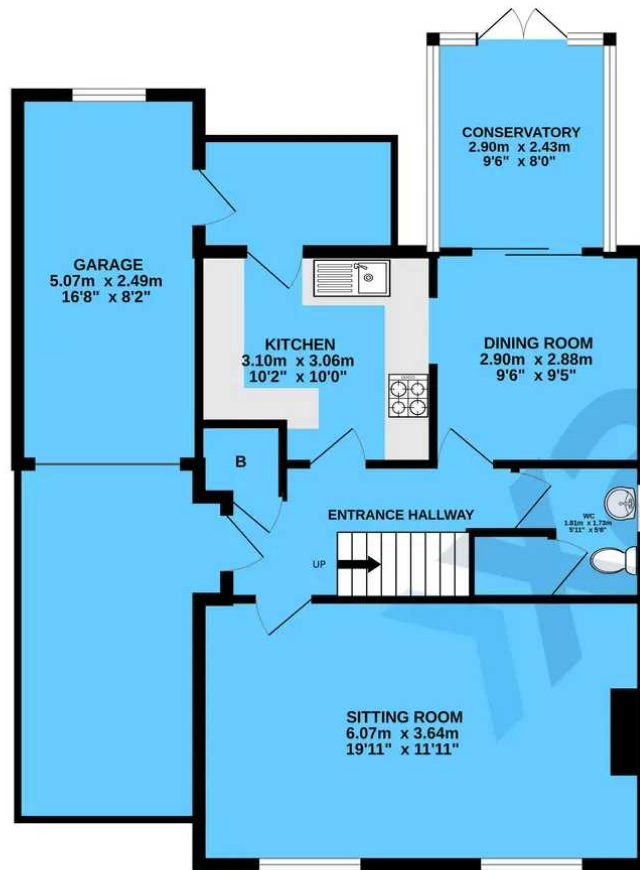
Services - mains gas, electricity and mains sewers.
Loft space - partially boarded with lighting.

MONEY LAUNDERING REGULATIONS

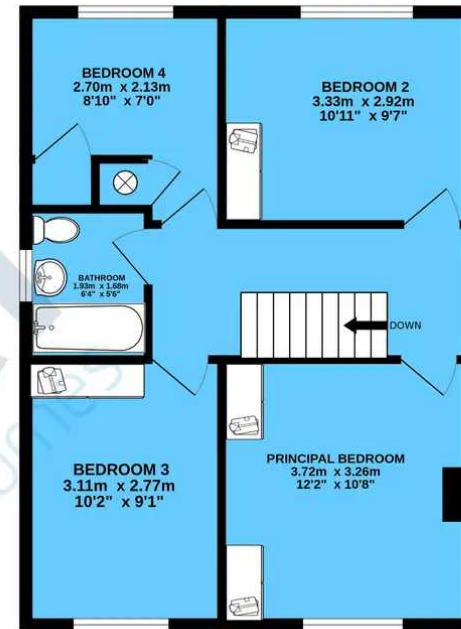
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
71.2 sq.m. (766 sq.ft.) approx.



1ST FLOOR
53.1 sq.m. (572 sq.ft.) approx.



TOTAL FLOOR AREA: 124.3 sq.m. (1338 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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