



Gainsborough Crescent, Knowle

Guide Price £900,000





PROPERTY OVERVIEW

Presenting an outstanding opportunity, this four-bedroom detached property is located on a generous corner plot, offering an abundance of space and luxurious finishes. Boasting substantial extensions, this magnificent family home is conveniently situated and ready to embrace a new owner with no upward chain. The property is approached via a large stoned driveway providing ample parking for multiple vehicles and granting access to the double garage.

As you step inside, the large entrance hallway provides access to a cloak cupboard and a modern downstairs shower room as well as a utility. To the rear you are greeted by the stunning open plan kitchen, dining, and living room, designed to create one harmonious flow between spaces. This spectacular area also benefits from full-width concertina doors, inviting natural light to flood the room and offering seamless access to the rear garden.



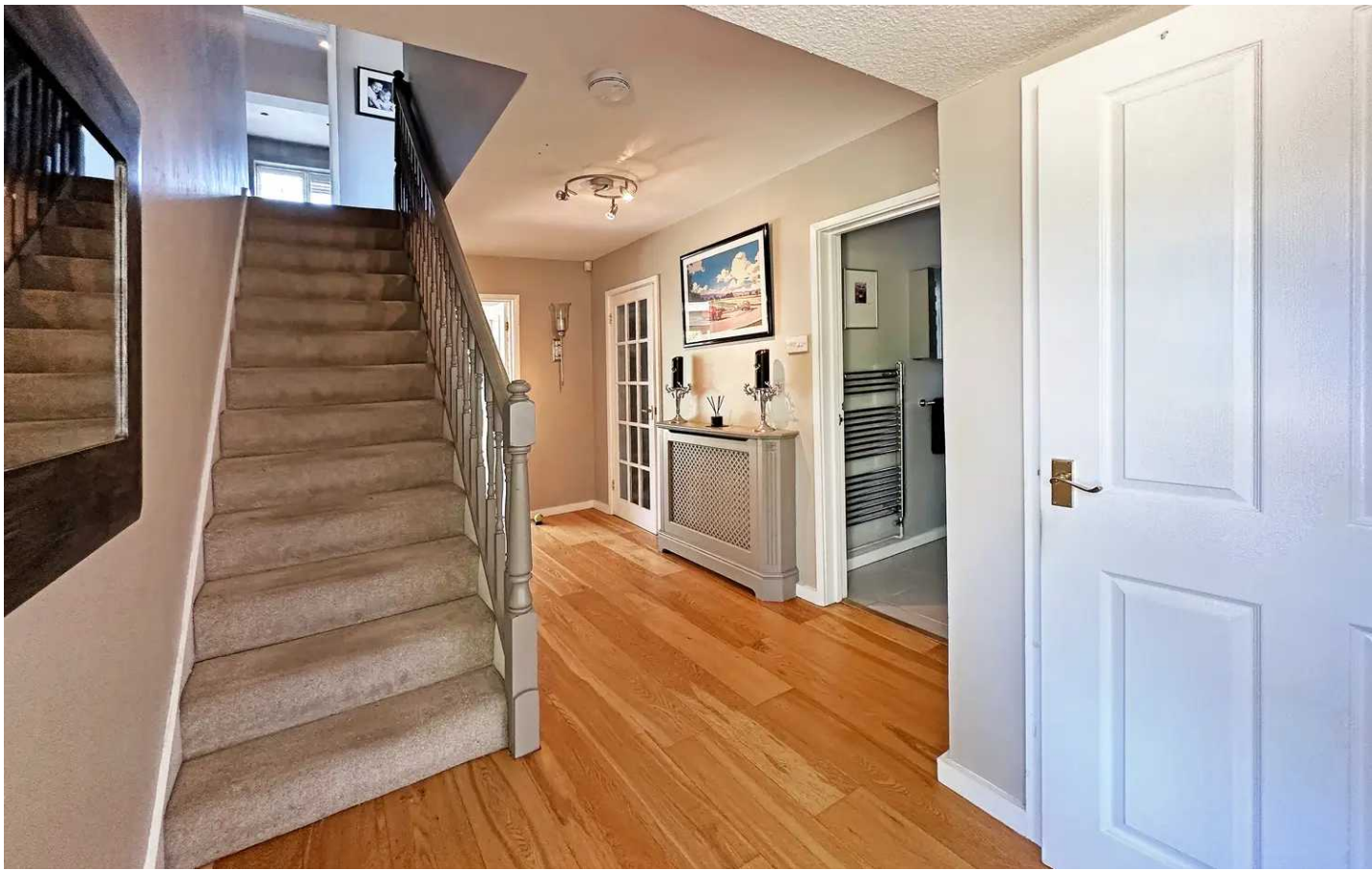


To the front of the property is a separate sitting room providing an intimate space for relaxation or entertainment. This versatile room lends itself perfectly to various possibilities, such as a home cinema, home office or a quiet reading nook. Completing the ground floor, you will find a utility room and a convenient downstairs shower room, adding both practicality and convenience to daily living.

Ascending the stairs to the first floor, you will discover four spacious double bedrooms, ensuring a restful retreat for all occupants. The principal bedroom impresses with a dressing room, providing ample storage space, and a generously proportioned luxury ensuite, creating a private sanctuary within the home. Additionally, the property features a large and modernised family bathroom, boasting a separate bath and shower.



Stepping outside, the beautifully landscaped and private rear garden awaits, enveloped in tranquillity and seclusion, offering a peaceful oasis for outdoor enjoyment and entertainment. A secluded seating area beckons, providing the perfect spot to unwind and bask in the sun. The south-easterly facing aspect ensures an abundance of natural light, enhancing the appeal of this delightful outdoor space.



In summary, this extended and meticulously designed four-bedroom detached property offers large living space and comfort. With its enviable corner plot location, expansive open-plan living area, ample parking, and attractive features, this home truly presents a unique opportunity to create a harmonious and stylish lifestyle. Please contact Xact Homes on 01564 777284 to book your viewing.

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

- No Upward Chain
- Significantly Extended Four Double Bedroom Detached
- Set On Corner Plot With Large Stoned Driveway
- Magnificent Open Plan Kitchen / Dining & Living Room
- Separate Sitting Room / Further Reception Room
- Double Garage
- Four Double Bedrooms & Three Bathrooms
- Principal Bedroom With Dressing Room & Luxury Ensuite
- Private South Easterly Facing Rear Garden



ENTRANCE HALLWAY

CLOAKROOM

SHOWER ROOM

8' 0" x 6' 9" (2.45m x 2.05m)

UTILITY ROOM

7' 1" x 6' 9" (2.15m x 2.05m)

KITCHEN/DINER

27' 11" x 22' 8" (8.50m x 6.92m)

LIVING ROOM

13' 5" x 11' 6" (4.10m x 3.50m)

SITTING ROOM

13' 7" x 11' 6" (4.15m x 3.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 11' 2" (3.80m x 3.40m)

DRESSING ROOM

12' 1" x 7' 1" (3.68m x 2.15m)

ENSUITE

12' 0" x 6' 7" (3.65m x 2.00m)

BEDROOM TWO

15' 7" x 11' 2" (4.75m x 3.40m)

BEDROOM THREE

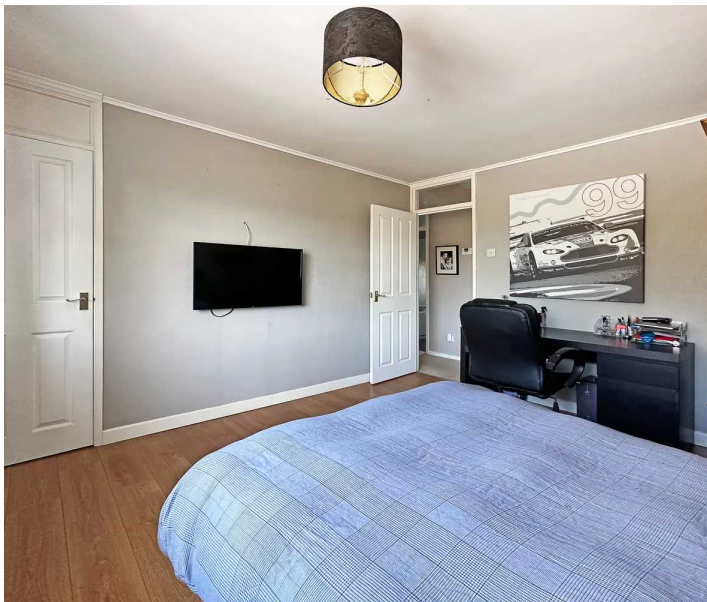
12' 6" x 12' 2" (3.80m x 3.70m)

BEDROOM FOUR

15' 7" x 8' 10" (4.75m x 2.70m)

BATHROOM

12' 2" x 8' 2" (3.70m x 2.50m)





OUTSIDE THE PROPERTY

GARAGE

16' 9" x 14' 5" (5.10m x 4.40m)

TOTAL SQUARE FOOTAGE

215 sq.m (2314 sq.ft) approx.

SOUTH EASTERLY FACING GARDEN

ITEMS INCLUDED IN THE SALE

Rangemaster freestanding cooker, microwave, Rangemaster fridge freezer, Bosch dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three and four, all light fittings, garden shed and electric garage door.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Integrated wine fridge.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic. Loft Space: part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

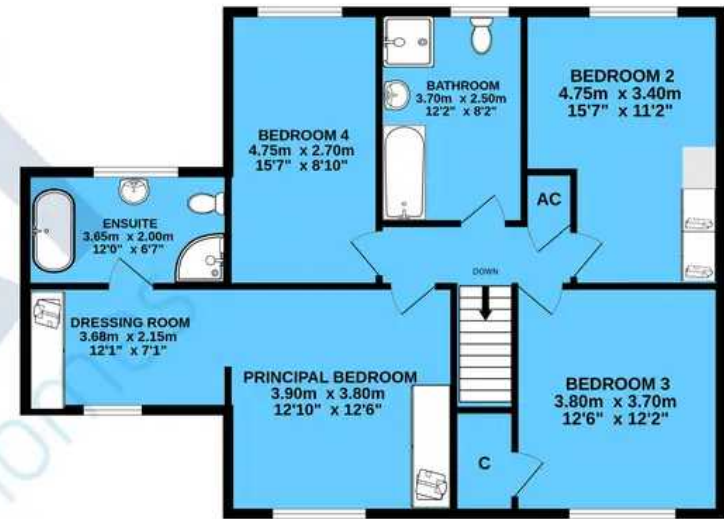
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 215.0 sq.m. (2314 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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