



Starbold Crescent, Knowle

Guide Price £725,000



PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Knowle and within walking distance to Knowle park, village and all local schools is this absolutely stunning and significantly extended four bedroom detached property which truly requires internal inspection to be fully appreciated. The property is located behind a large tarmac driveway and lawned foregarden and has been internally remodelled and extended to provide a superb family home within the catchment area for Arden academy. All ground floor accommodation is accessed via an extended entrance hallway with tiled flooring, guest cloakroom and incorporates a living room to the front elevation with feature bay window and fitted shutters, feature fireplace and double doors leading into the magnificent open plan kitchen dining and family room which can also be accessed via the entrance hallway. The kitchen benefits from large amounts of natural light via a glass vaulted ceiling and is fitted with a beautiful kitchen with quartz work surfaces, central island, a range of integrated appliances, tiled flooring and provides open plan living with room for dining table and chairs and family area. To the rear are french doors opening onto the large private rear garden and patio area.





Conveniently located off the kitchen is a large utility with space for white good appliances and courtesy door leading to a side gated entrance. To the first floor are four beautifully proportioned bedrooms with this large principal bedroom affording fitted wardrobes and a superb luxury en-suite. All remaining bedrooms are serviced via the refurbished family bathroom. Outside the property affords a single garage and to the rear has a private landscaped rear garden with full width paved patio area, is mainly laid with lawn, central pathway and formal borders shrubs and trees. To view this immaculate family home please contact Xact Homes 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.





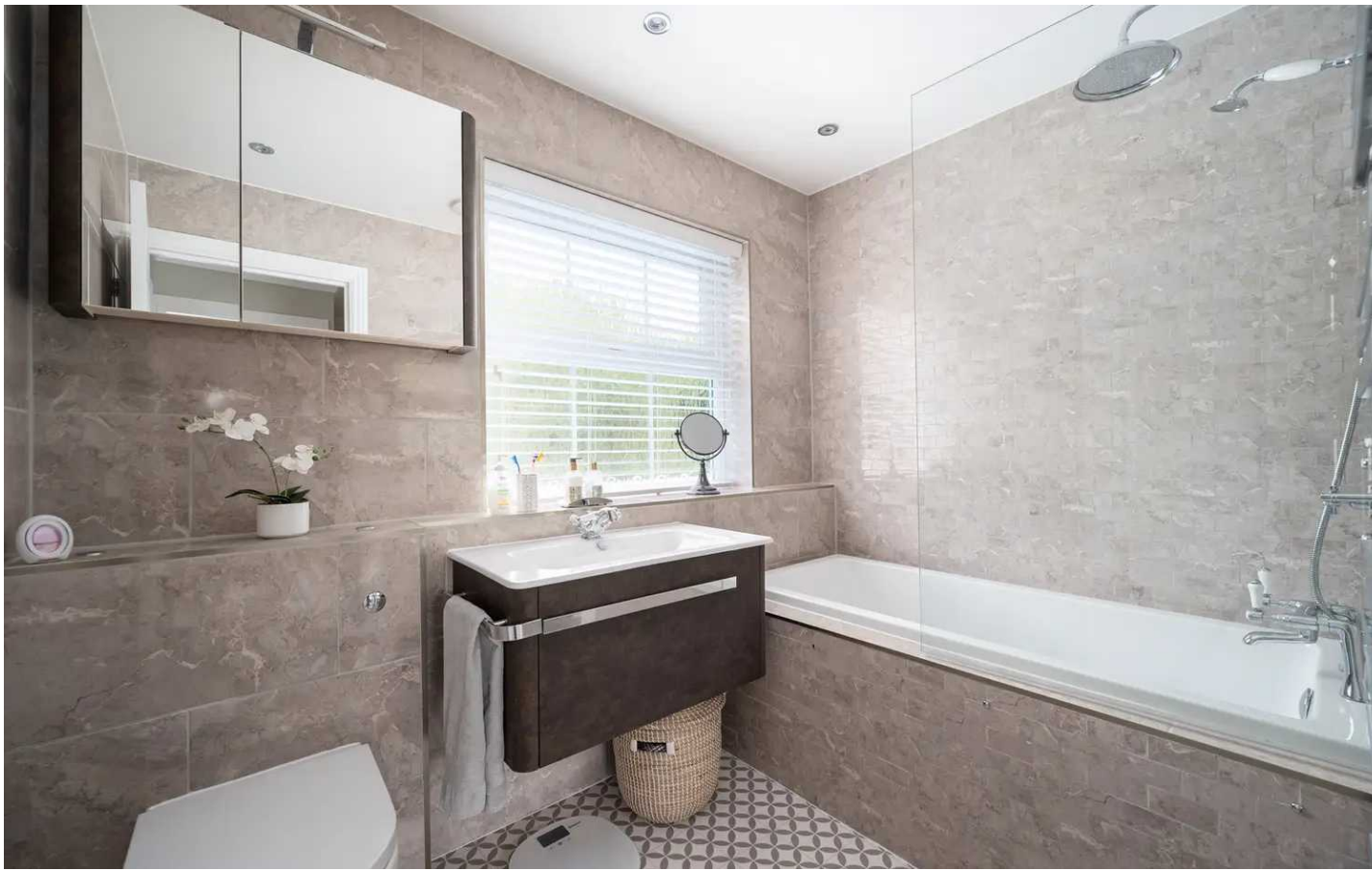
A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then 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
- Located In A Quiet Cul-de-Sac Of Knowle
- Significantly Extended & Remodelled
- Open Plan Kitchen/Dining & Family Room
- Arden Academy Catchment Area
- Principal Bedroom With Luxury En-Suite
- Luxury Family Bathroom
- Large Easterly Facing Rear Garden
- Viewing Essential





ENTRANCE HALLWAY
6' 7" x 16' 6" (2.01m x 5.02m)

GUEST CLOAKROOM
3' 3" x 6' 7" (1.00m x 2.00m)

LIVING ROOM
13' 1" x 16' 5" (4.00m x 5.00m)

KITCHEN/DINER/FAMILY ROOM
26' 5" x 20' 8" (8.05m x 6.30m)

UTILITY
8' 6" x 12' 0" (2.60m x 3.65m)

FIRST FLOOR

PRINCIPAL BEDROOM
13' 1" x 12' 4" (4.00m x 3.75m)

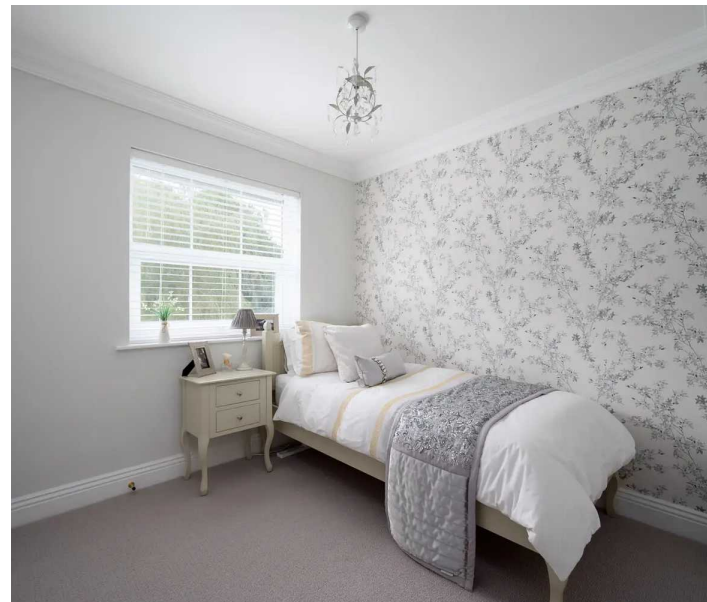
ENSUITE
8' 2" x 3' 11" (2.50m x 1.20m)

BEDROOM TWO
12' 4" x 11' 4" (3.75m x 3.45m)

BEDROOM THREE
9' 4" x 10' 4" (2.85m x 3.15m)

BEDROOM FOUR
8' 2" x 9' 4" (2.50m x 2.85m)

BATHROOM
8' 4" x 6' 1" (2.55m x 1.85m)





OUTSIDE THE PROPERTY

PRIVATE EAST FACING GARDEN

SINGLE GARAGE

8' 6" x 18' 1" (2.60m x 5.50m)

ITEMS INCLUDED IN THE SALE

Integrated oven and steamer, integrated oven with combination microwave, integrated hob, extractor, dishwasher, all carpets, all blinds, fitted wardrobes in three bedrooms and electric garage door.

ADDITIONAL INFORMATION

Services - Water meter, mains gas, electricity and mains sewers. Broadband - Sky. Loft space - 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



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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