



## Starbold Crescent, Knowle

Guide Price £725,000



## PROPERTY OVERVIEW

Situated on a desirable corner plot within a tranquil area of Knowle, this immaculately presented four-bedroom detached property offers an exceptional living experience. Boasting the potential to extend with appropriate planning permissions, this residence welcomes with a charming entrance hallway leading to a spacious lounge. The heart of the home lies in the open plan kitchen/diner, offering picturesque views of the substantial rear garden, seamlessly flowing into a generous conservatory. Completing the ground floor is a practical utility room and double garage.

Ascending to the first floor, the property features a large principal bedroom with fitted wardrobes and ensuite, along with three additional bedrooms serviced by a family bathroom. Outside, the property is embraced by a sizeable rear garden, enveloping the side of the home and featuring a serene patio area and lush lawn. This property presents a unique opportunity for those seeking a meticulously maintained home in a coveted location.





## 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.

Tenure: Freehold



- Four Bedroom Detached Property
- Set On A Corner Plot
- Potential To Extend Subject To Planning Permission
- Open Plan Kitchen / Diner
- Lounge
- Utility & Double Garage
- Principal Bedroom With Ensuite
- Large Lawn Rear Garden
- Highly Sought After Location



## **PORCH**

## **ENTRANCE HALLWAY**

## **LOUNGE**

14' 9" x 13' 0" (4.50m x 3.96m)

## **KITCHEN/DINER**

17' 10" x 10' 7" (5.44m x 3.23m)

## **CONSERVATORY**

20' 0" x 9' 6" (6.10m x 2.90m)

## **UTILITY ROOM**

11' 0" x 9' 0" (3.35m x 2.74m)

## **INTEGRAL DOUBLE GARAGE**

18' 0" x 18' 0" (5.49m x 5.49m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

18' 8" x 8' 4" (5.69m x 2.54m)

## **ENSUITE**

7' 9" x 6' 8" (2.36m x 2.03m)

## **BEDROOM TWO**

12' 10" x 10' 9" (3.91m x 3.28m)

## **BEDROOM THREE**

14' 0" x 13' 3" (4.27m x 4.04m)

## **BEDROOM FOUR**

9' 10" x 7' 0" (3.00m x 2.13m)

## **BATHROOM**

8' 0" x 7' 6" (2.44m x 2.29m)

## **TOTAL SQUARE FOOTAGE**

109 sq.m (1173 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARDEN TO THE REAR & SIDE WITH PATIO AREA**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in four bedrooms, garden shed, CCTV and electric garage door.

#### **ADDITIONAL INFORMATION**

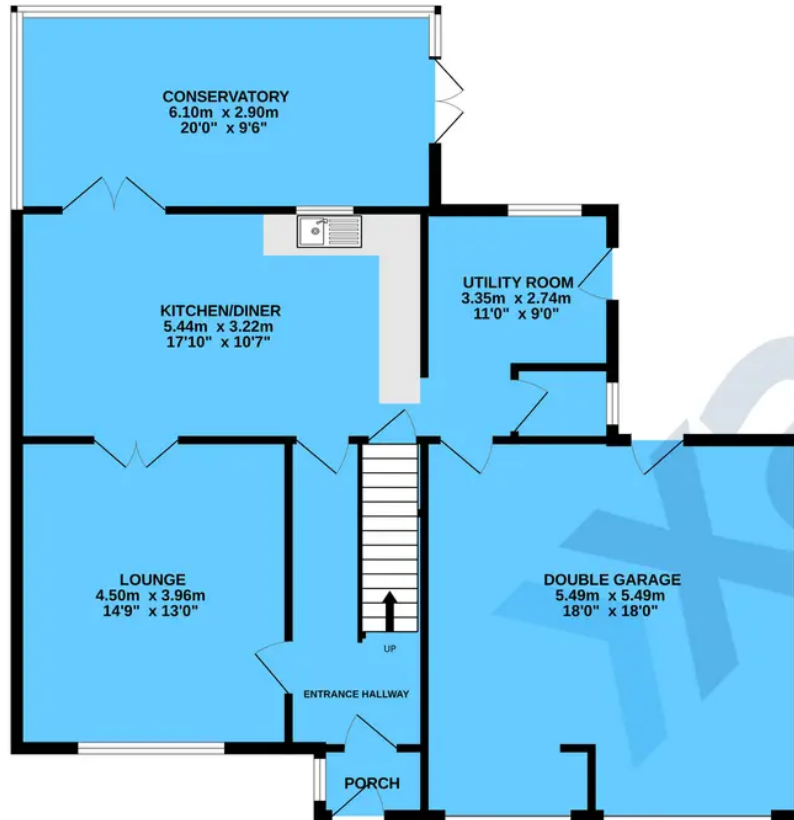
Services - water meter, mains gas, electricity and sewers. Broadband - EE.

#### **MONEY LAUNDERING REGULATIONS**

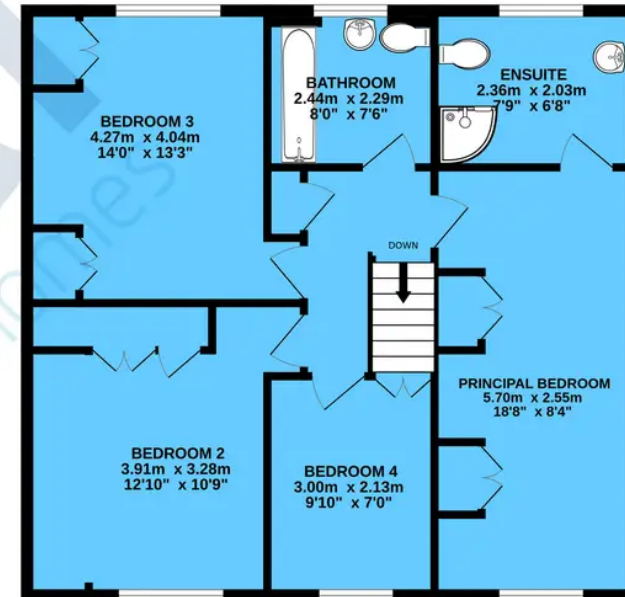
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 109.0 sq.m. (1173 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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