



Gainsborough Crescent, Knowle

Guide Price £675,000



PROPERTY OVERVIEW

Offered to the market with the benefit of a closed onward chain is this four bedroom detached property in a quiet cul-de-sac being a short distance from local amenities, schools & Knowle park. The property is set behind a large fore garden and wide tarmac driveway and having never been extended will benefit from permitted development rights providing potential to extend & remodel if required. Being well maintained with UPVC double glazing, a 3 year old central heating boiler and solar panels the property only requires some decorative updating to create a modern family home. In summary the accommodation provides potential purchasers with:- enclosed porch, entrance hallway, breakfast kitchen, L-shaped lounge / dining room, guest WC, four well proportioned bedrooms and a family bathroom.



Outside there is a professionally landscaped South facing rear garden with garden shed & greenhouse, a large double garage and driveway parking for multiple vehicles.

To arrange a viewing please 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: F

Tenure: Freehold



- Four Bedroom Detached
- Closed Onward Chain
- Potential to Extend (STPP) & Refurbish
- Quiet Cul-de-Sac Location
- Professionally Landscaped South Facing Rear Garden
- UPVC Double Glazed & Solar Panels
- Double Garage & Driveway Parking



PORCH

ENTRANCE HALLWAY

WC

7' 1" x 4' 5" (2.16m x 1.35m)

'L' SHAPED LOUNGE/DINING ROOM

21' 8" x 19' 2" (6.60m x 5.84m)

BREAKFAST KITCHEN

16' 9" x 8' 10" (5.11m x 2.69m)

FIRST FLOOR

BEDROOM ONE

12' 10" x 12' 6" (3.91m x 3.81m)

BEDROOM TWO

12' 10" x 12' 2" (3.91m x 3.71m)

BEDROOM THREE

9' 2" x 8' 10" (2.79m x 2.69m)

BEDROOM FOUR

8' 10" x 8' 10" (2.69m x 2.69m)

BATHROOM

7' 3" x 5' 5" (2.21m x 1.65m)

TOTAL SQUARE FOOTAGE

116 sq.m (1249 sq.ft) approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 8" x 15' 11" (5.69m x 4.85m)

LANDSCAPED GARDEN

**ITEMS INCLUDED IN THE SALE**

Neff integrated oven, integrated hob, extractor, fridge/freezer, washing machine, tumble dryer, all carpets, blinds and light fittings, some curtains, solar panels with battery (lease £19K to buy out), garden shed, greenhouse and electric garage door.

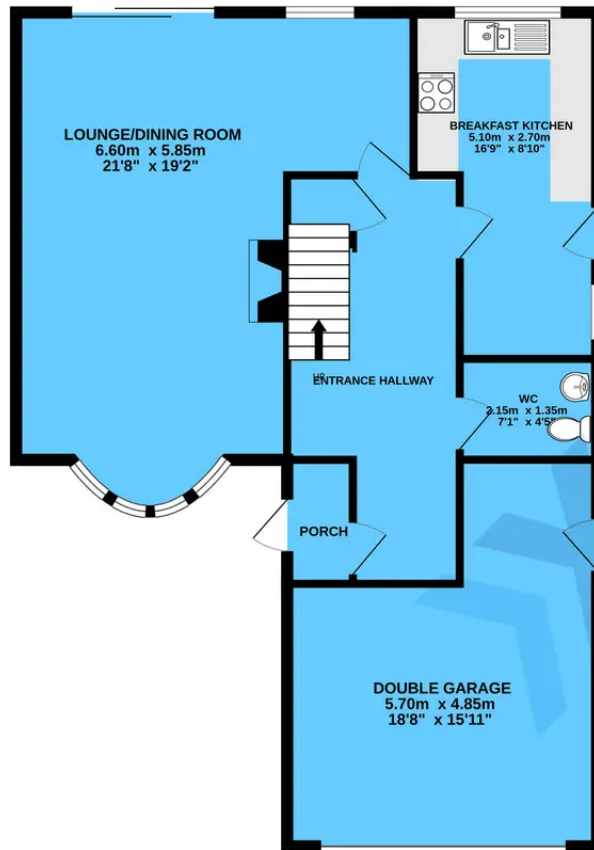
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic. Loft space - part boarded with ladder and lighting.

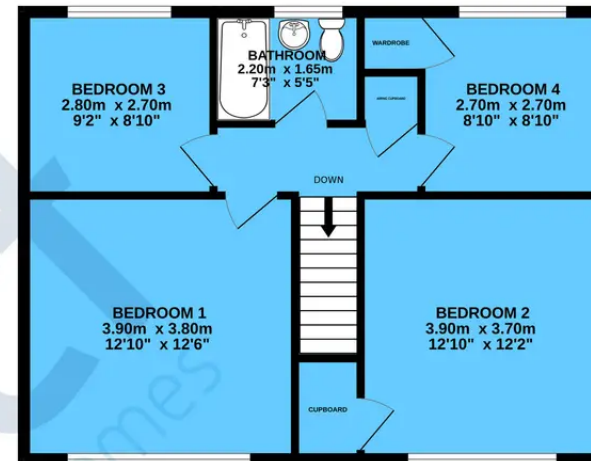
MONEY LAUNDERING REGULATIONS

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 : 116.0 sq.m. (1249 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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