



## Crabmill Close, Knowle

Guide Price £580,000





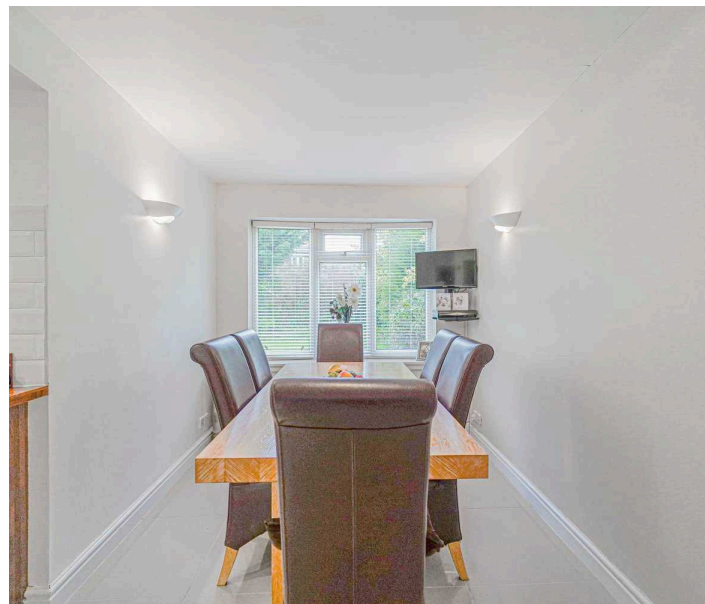
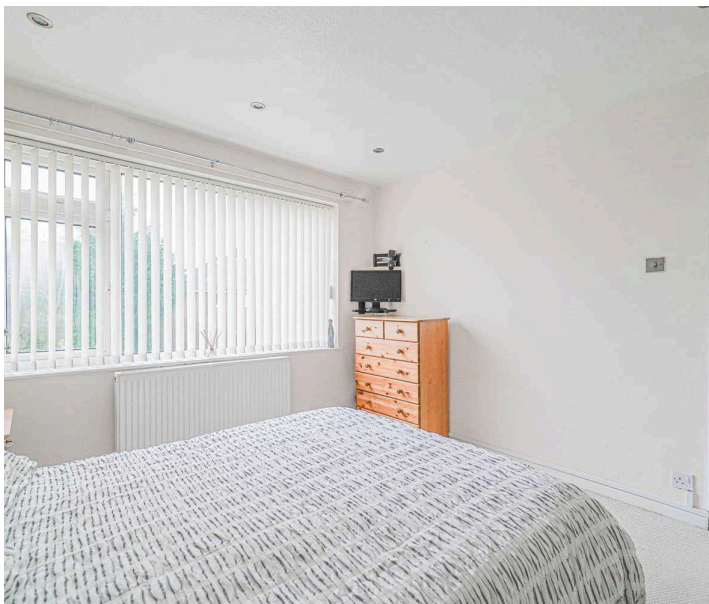


## PROPERTY OVERVIEW

Presenting a rare opportunity to own an exquisite modern three-bedroom detached house in a prime location. Situated in the heart of Knowle Village and within the esteemed Arden Academy catchment area, this home truly offers a convenient and desirable lifestyle.

Approaching the property, you are greeted by a large block-paved driveway offering ample parking spaces, complemented by a convenient full size single garage. The well-maintained exterior sets the tone for the quality found throughout the home.

Upon entering through the entrance hallway which benefits from ample storage you are greeted by two well-proportioned reception rooms, currently utilised as a lounge to the front of the property bathed in natural light from the large picture window and a snug/office which is a versatile space that benefits from sliding patio doors.







The property boasts an extended modern open-plan kitchen diner which features sleek fittings and ample storage space. This expansive area seamlessly flows into the snug/office space, creating a welcoming atmosphere for hosting family and friends or providing a versatile reception room.

Completing the ground floor is a recently fitted modern shower room, adding a touch of luxury and convenience for residents and guests alike.

Ascending the staircase, you will find three well-proportioned bedrooms, each exuding comfort and style. One of the bedrooms features fitted wardrobes, offering practical storage solutions without compromising on aesthetics.

Furthermore, the property benefits from a large family bathroom, complete with both a bath and a separate shower.



In summary, this modern three-bedroom detached house epitomises luxury living in an unbeatable location. Boasting stylish interiors, modern conveniences, and a sought-after address, this property provides a superb opportunity to make this house your home and experience a lifestyle of unparalleled comfort and convenience.



## 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





- Modern Three Bedroom Detached House In A Prime Location
- Set Behind A Large Block Paved Driveway With Ample Parking Also Benefiting From A Single Garage
- Two Well Proportioned Reception Rooms Currently Used As A Lounge & A Snug / Office
- Extended Modern Open-Plan Kitchen Diner
- Recently Fitted Shower Room Located Downstairs
- Three Well Proportioned Bedrooms, One Of Which Features Fitted Wardrobes
- Large Family Bathroom With Both Bath And Separate Shower
- Located In The Heart Of Knowle Village
- Located In The Esteemed Arden Academy Catchment







**PORCH**

**ENTRANCE HALLWAY**

**KITCHEN DINER**

18' 1" x 16' 11" (5.50m x 5.15m)

**LOUNGE**

16' 1" x 13' 9" (4.90m x 4.20m)

**SNUG/OFFICE**

11' 0" x 10' 10" (3.35m x 3.30m)

**SHOWER ROOM**

5' 11" x 4' 5" (1.80m x 1.35m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 9" x 10' 8" (3.88m x 3.25m)

**BEDROOM TWO**

12' 0" x 11' 0" (3.65m x 3.35m)

**BEDROOM THREE**

8' 2" x 7' 1" (2.50m x 2.15m)

**BATHROOM**

9' 0" x 8' 0" (2.75m x 2.45m)

**TOTAL SQUARE FOOTAGE**

125.7 sq.m (1353 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

**DRIVEWAY PARKING FOR TWO VEHICLES**

**GARDEN**







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

Bosch integrated hob and extractor, integrated fridge and freezer, Hotpoint dishwasher, some carpets and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - mains gas and electricity. Broadband - TalkTalk. Loft space with lighting.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

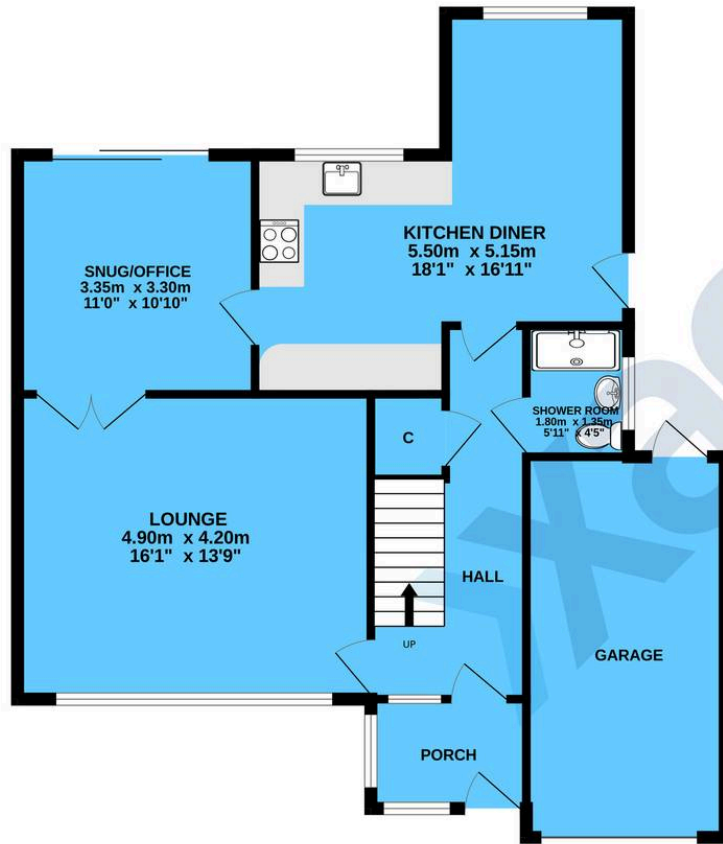
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

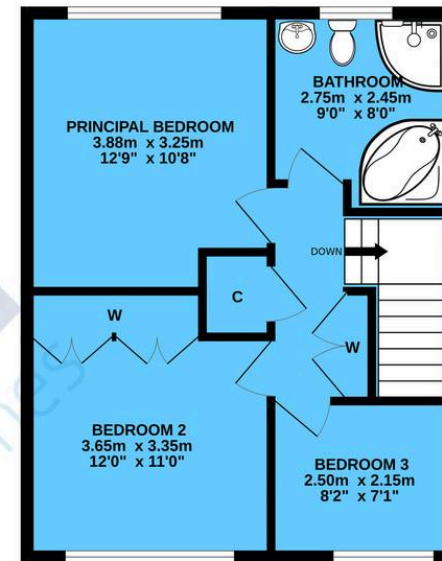
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 125.7 sq.m. (1353 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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