



**1 Gainsborough Crescent, B93 9EX**

Sale Price £825,000



**Love**  
Property Co.

# 1 Gainsborough Crescent, Knowle, Solihull, B93 9EX

Tenure - Freehold

EPC Rating – C

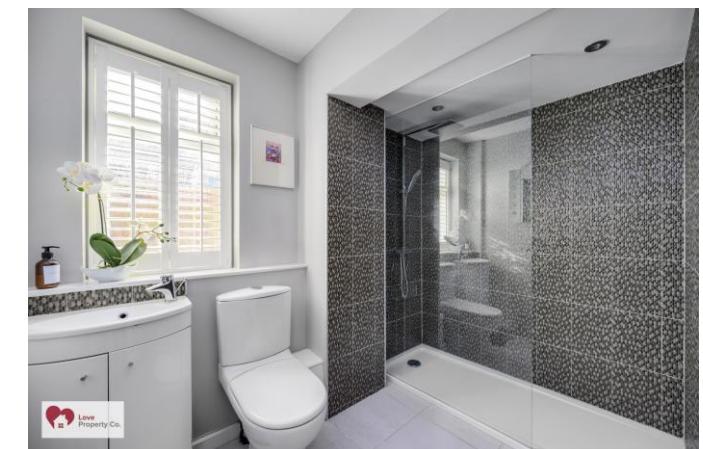
Council Tax Band - F

Love Property Co are pleased to offer this fantastic opportunity for this large corner plot property offering four double bedrooms, three bathrooms, open plan living plus an additional reception room and separate utility and benefits from an easterly facing garden, off road parking and double garage.

The hallway provides access to all downstairs rooms. The main living space is to the rear of the property and comprises of a modern kitchen, dining and living space. The kitchen has a Belfast one and a half bowl sink and drainer, breakfast island, freestanding rangemaster cooker and fridge/freezer and integrated Bosch dishwasher. Adjoining the kitchen is the dining area. Both spaces are complimented by hard wood flooring and concertina doors which overlook the rear garden. The lounge area is spacious with large windows to the front and an electric fireplace plus a secondary door to the garden. At the front of the house is an additional reception room which the current owners use as a snug. This space would also make a good study or downstairs bedroom if required. There is a ground floor shower room with large walk-in shower, WC and vanity wash hand basin. There is also a large cloaks cupboard.

To the first floor there are four double bedrooms. The mains suite offers a dressing area and ensuite bathroom having a free-standing bath, separate shower, WC and vanity wash hand basin. The family bathroom is very spacious and benefits from a separate bath and shower. The landing provides access to the loft and has an airing cupboard housing the hot water tank.

Externally there is a large patio area directly off the kitchen, perfect for alfresco dining throughout the summer months. A separate seating area can be found in the corner of the garden and is something of a suntrap. The garden is mainly laid to lawn with mature borders and hedges. There is side access through a gate. The driveway has parking for multiple cars and there is a garage with up and over electric door and rear access from the garden.



## PROPERTY MEASUREMENTS:

### KITCHEN/DINER

28' 2" x 15' 10" (8.59m x 4.82m)

### LIVING ROOM

25' 3" x 13' 10" (7.71m x 4.21m)

### SITTING ROOM

11' 6" x 13' 7" (3.5m x 4.15m)

### SHOWER ROOM

7' 1" x 8' 4" (2.16m x 2.54m)

### UTILITY ROOM

7' 9" x 7' 1" (2.37m x 2.16m)

### PRINCIPAL BEDROOM

12' 9" x 12' 5" (3.89m x 3.78m)

### DRESSING ROOM

7' 1" x 9' 11" (2.15m x 3.03m)

### ENSUITE

6' 5" x 12'6" (1.95m x 3.82m)

### BEDROOM TWO

11' 3" x 15' 7" (3.44m x 4.75m)

### BEDROOM THREE

12' 3" x 12' 1" (3.74m x 3.68m)

### BEDROOM FOUR

9' x 15' 10" (2.75m x 4.82m)

### BATHROOM

8' 2" x 12' 2" (2.5m x 3.72m)

### GARAGE

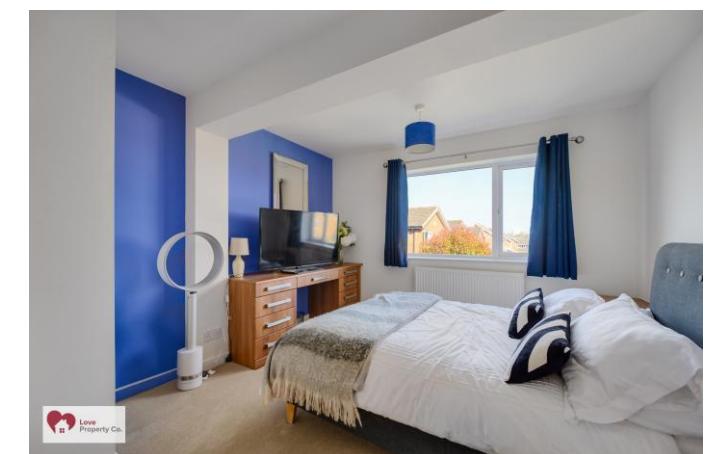
14' 10" x 17' 5" (4.51m x 5.31m)

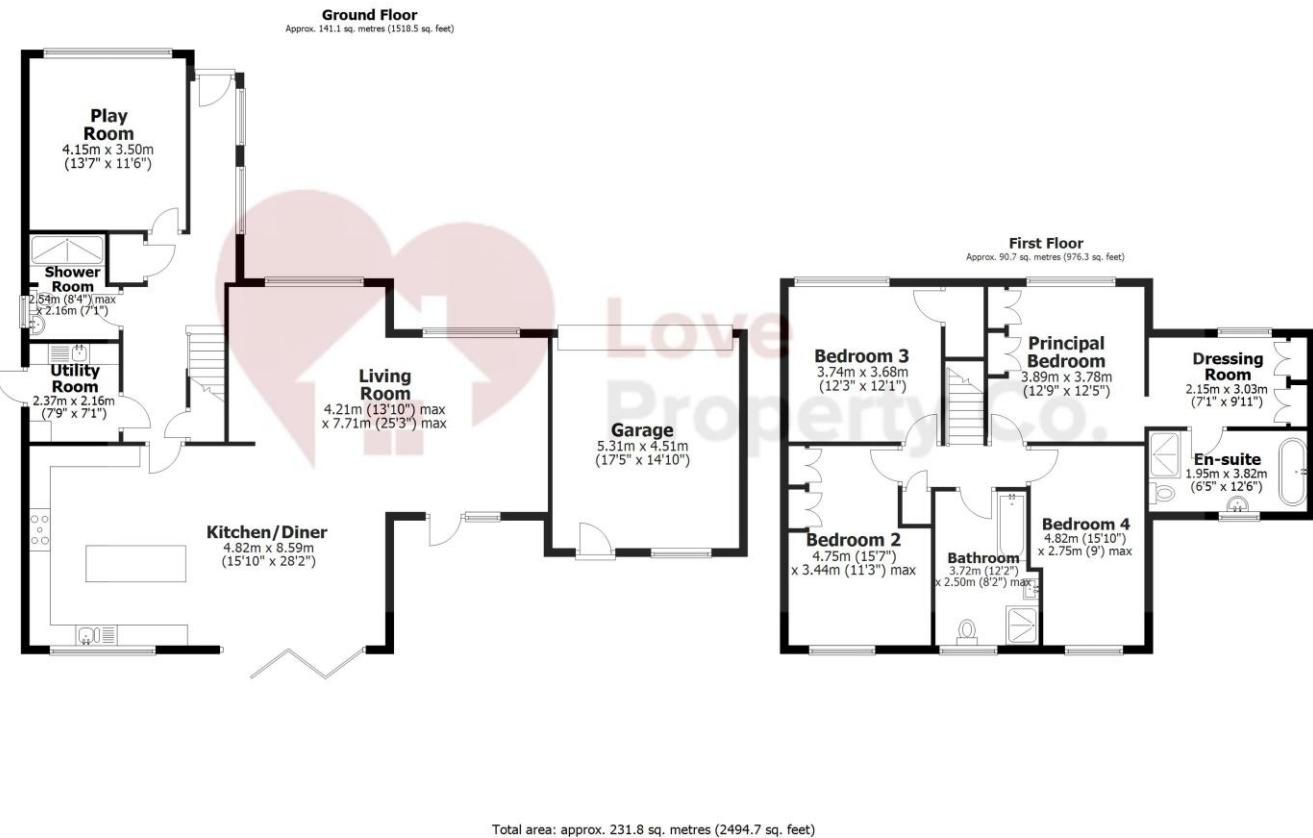
### TOTAL SQUARE FOOTAGE

2494.7 sq. Feet (231.8 sq. Metres) approx..

### 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.





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE  
T: 01564 663055 | E: [info@lovepropertyco.co.uk](mailto:info@lovepropertyco.co.uk)  
[www.lovepropertyco.co.uk](http://www.lovepropertyco.co.uk)