



24 Gainsborough Crescent, B93 9EX

Sale Price of £700,000



**Love
Property Co.**

24 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 extended and beautifully presented homely 1,838.2 sq. ft (170.8sq. metres) property offering four bedrooms, three bathrooms, breakfast kitchen with integrated appliances, utility and benefits from an easterly facing private garden with gazebo, off road parking and electric double garage with NO CHAIN.

The spacious hallway also provides access to all downstairs rooms including cloak room, downstairs shower room, large main lounge/dining room with electric fire and bay window.

There are also a good-sized conservatory and study with patio doors both overlooking the garden.

To the first floor there are four bedrooms, the master bedroom with en-suite, bedrooms Two and four with built in wardrobes. The family bathroom benefits from a shower over bath. The landing provides access to the loft with light and has an airing cupboard housing the hot water tank.

Externally there is a large patio area directly off the conservatory or study room, perfect for alfresco dining throughout the summer months. A separate gazebo and seating area can be found in the corner of the garden. The garden is mainly laid to lawn with mature borders and hedges. The block paved driveway has parking for multiple cars and there is a double garage with up and over electric doors with rear access from the garden to the front of the property.



PROPERTY MEASUREMENTS

BREAKFAST KITCHEN

16' 11" x 8' 10" (5.156m x 2.69m)

LOUNGE/DINING ROOM

21' 9" x 19' 2" (6.62m x 5.84m)

CONSERVATORY

11' 10" x 8' 11" (3.60m x 2.72m)

STUDY

9' 1" x 9' 11" (2.76m x 3.03m)

DOWNSTAIRS SHOWER ROOM

4' 1" x 7' 0" (1.25m x 2.14m)

UTILITY ROOM

4' 1" x 9' 1" (1.25m x 2.77m)

PRINCIPAL BEDROOM

12' 6" x 12' 0" (3.80m x 3.67m)

ENSUITE

5' 9" x 5' 10" (1.61m x 2.21m)

BEDROOM TWO

12' 10" x 12' 8" (3.91m x 3.85m)

BEDROOM THREE

18' 9" x 9' 9" (5.72m x 2.98m)

BEDROOM FOUR

8' 8" x 8' 10" (2.65m x 2.68m)

FAMILY BATHROOM

5' 4" x 7' 3" (1.61m x 2.21m)

GARAGE

15' 9" x 16' 10" (4.81m x 5.12m)

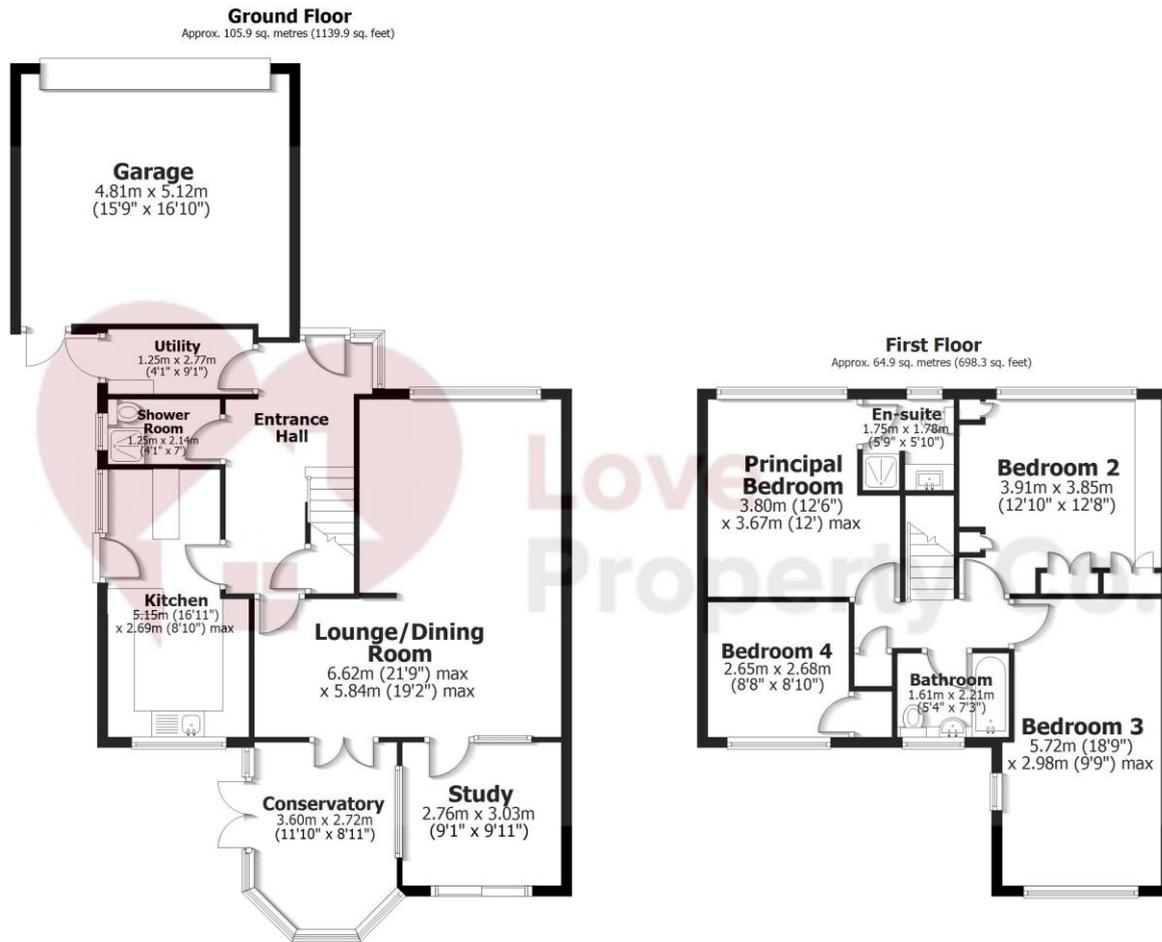
TOTAL SQUARE FOOTAGE

1838.2 sq. Feet (170.8 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.





Total area: approx. 170.8 sq. metres (1838.2 sq. feet)



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.

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