



## Starbold Crescent, Knowle

Guide Price £775,000





## PROPERTY OVERVIEW

Presenting a truly outstanding family home which has been significantly extended to include four double bedrooms and two bathrooms. This detached house is situated adjacent to the picturesque Knowle Park and also within easy walking distance to all local schools. This immaculate residence is introduced by a front lawn and tarmac driveway providing ample parking, complemented by a single garage / store for added convenience. Upon entering through the inviting entrance hallway, one is greeted by a meticulously designed layout comprising two generously proportioned reception rooms including living room and family room, a practical utility room with WC. The heart of the home lies at the rear, where a spacious and contemporary open-plan kitchen/diner awaits, complete with French doors that open onto the enchanting garden beyond. Ascending to the first floor, the property reveals four expansive double bedrooms, each thoughtfully appointed and serviced by two modern bathrooms, one of which is a large en-suite to the principal bedroom. The south easterly landscaped rear garden, predominantly laid with lush lawn, is further enhanced by a full-width patio, offering a tranquil outdoor retreat. To the rear is a summerhouse ideally situated for the late evening sun.





Nestled within the esteemed Arden Academy catchment area, this residence presents an enviable opportunity to reside in a highly sought-after location. Enjoy the convenience of being within walking distance to the charming Knowle Village, where an array of amenities and attractions are at your fingertips. In summary, this beautifully presented detached property offers spacious living areas ideal for families and entertaining alike. With its prime location and quality finishes, this residence represents a rare opportunity to own a prestigious home in a coveted neighbourhood. Schedule your viewing today and discover the exquisite lifestyle awaiting you at this remarkable property adjacent to Knowle Park.

#### 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





- Significantly Extended Four Bedroom, Two Bathroom Detached House Located Adjacent To Knowle Park
- Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Garage/Store
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of Two Well Proportioned Reception Rooms, A Useful Utility Room With WC
- To The Rear Of The Property Is A Large Modern Open Plan Kitchen/Diner With French Doors To The Garden
- Upstairs The Property Boasts Four Large Double Bedrooms Which Are Serviced By Two Modern Bathrooms One Of Which In En-Suite To The Principal Bedrooms
- To The Rear Of The Property Is A Landscaped Garden Which Is Mainly Laid With Lawn & Benefits From A Full Width Patio
- Set Within The Prestigious Arden Academy Catchment Area
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer

**ENTRANCE HALLWAY**

5' 4" x 10' 10" (1.63m x 3.30m)

**LIVING ROOM**

11' 8" x 18' 8" (3.56m x 5.69m)

**INNER HALL**

**FAMILY ROOM**

12' 11" x 10' 0" (3.94m x 3.05m)

**KITCHEN/DINER**

13' 3" x 22' 6" (4.04m x 6.86m)

**UTILITY WITH WC**

5' 10" x 7' 4" (1.78m x 2.24m)

**INTEGRAL GARAGE/STORE**



## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

13' 1" x 13' 0" (3.99m x 3.96m)

### **ENSUITE**

7' 2" x 5' 5" (2.18m x 1.65m)

### **BEDROOM TWO**

11' 8" x 19' 9" (3.56m x 6.02m)

### **BEDROOM THREE**

11' 9" x 11' 7" (3.58m x 3.53m)

### **BEDROOM FOUR**

9' 10" x 10' 5" (3.00m x 3.18m)

### **BATHROOM**

7' 10" x 8' 7" (2.39m x 2.62m)

### **TOTAL SQUARE FOOTAGE**

166.0 sq.m (1792 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LANDSCAPED GARDEN WITH FULL WIDTH PATIO**

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

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, solar panels, underfloor heating, garden shed, all carpets and light fittings, some curtains and blinds and fitted wardrobes in three bedrooms.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.



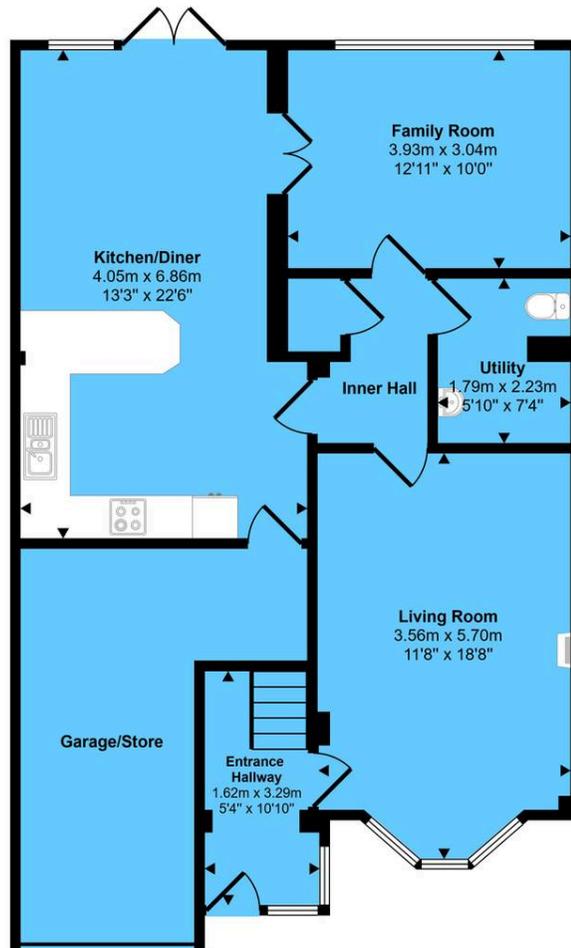
#### **INFORMATION FOR POTENTIAL BUYERS**

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.

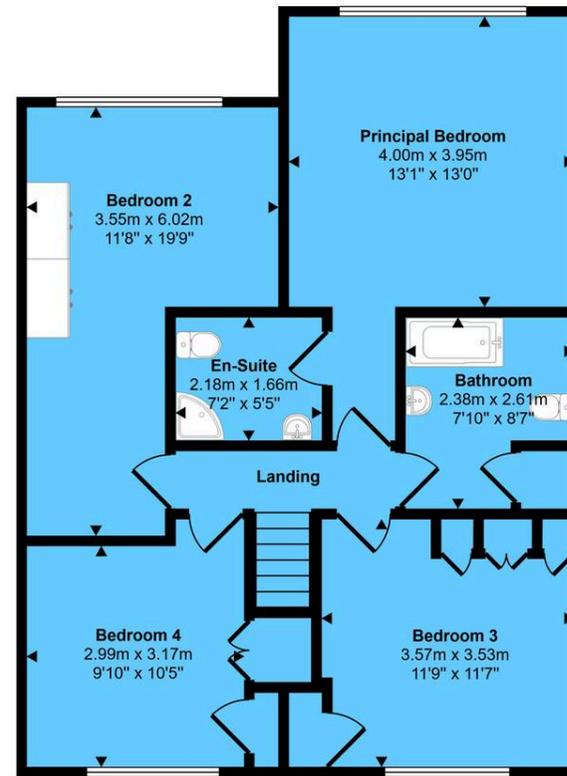




Approx Gross Internal Area  
166 sq m / 1792 sq ft



Ground Floor  
Approx 90 sq m / 967 sq ft



First Floor  
Approx 77 sq m / 824 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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