



82 STARBOLD CRESCENT, KNOWLE, B93 9JX
ASKING PRICE OF £575,000



»X Four Bedroom Detached House

»X Well Presented Throughout

»X Potential to Extend (STPP)

»X Through Living / Dining Room

»X Floor Space 154 sq mts

»X Breakfast Kitchen

»X Arden Academy Catchment

»X Garage & Off Road Parking

»X Westerly Facing Rear Garden

PROPERTY OVERVIEW

Set back from the road this larger than average detached property is set behind a tarmacadam driveway and lawned foregarden and benefits from being located a short walk to Knowle park and village and is also located within the catchment area for Arden Academy.

Internally this well presented home provides potential purchasers with four excellent bedrooms (master with ensuite), through lounge, breakfast kitchen, separate utility, downstairs cloakroom, conservatory and a good sized Westerly facing rear garden.

PROPERTY LOCATION

Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

COUNCIL TAX

Band F

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

Virgin Media - Fibre Optic

LOFT SPACE

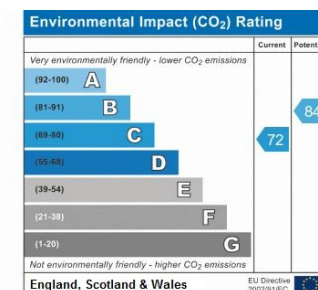
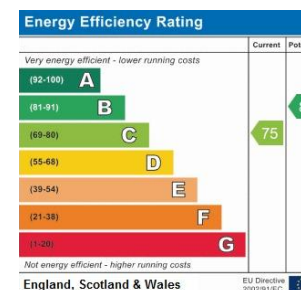
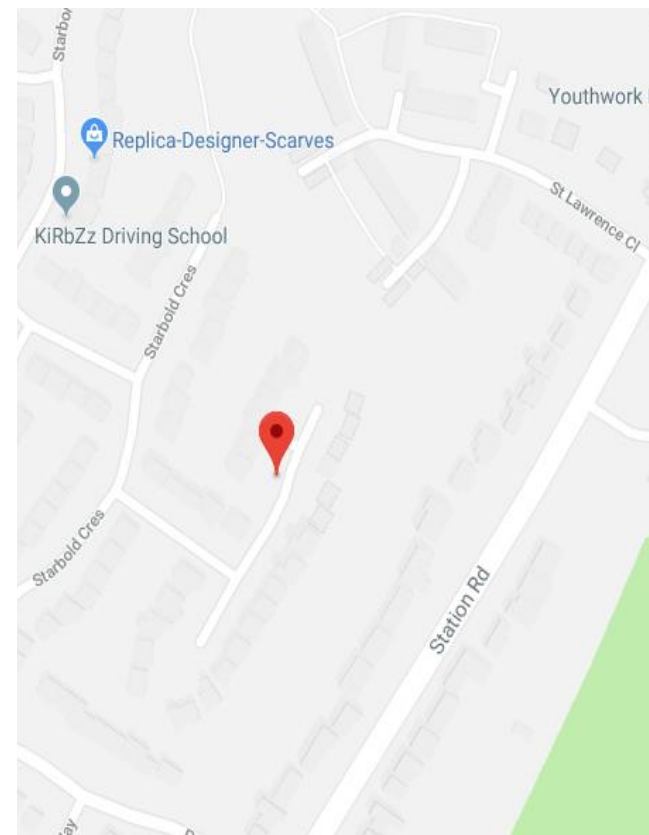
Partially boarded with ladder and lighting

GARDEN

Westerly facing

ITEMS INCLUDED IN THE SALE

Carpets and lights



FIRST FLOOR

PORCH

HALLWAY

16' 10" x 6' 2" (max) (5.14m x 1.88m)

LIVING ROOM

16' 4" x 13' 1" (4.98m x 4.00m)

DINING ROOM

10' 10" x 9' 1" (3.31m x 2.76m)

CONSERVATORY

12' 7" x 12' 5" (3.83m x 3.78m)

BREAKFAST KITCHEN

17' 10" x 9' 1" (5.43m x 2.76m)

UTILITY

8' 5" x 8' 0" (2.56m x 2.45m)

GUEST WC

8' 3" x 3' 2" (2.54m x 0.97m)

MASTER BEDROOM

15' 0" x 13' 1" (4.58m x 4.00m)

ENSUITE

8' 4" x 4' 0" (2.53m x 1.21m)

BEDROOM TWO

12' 2" x 11' 3" (3.71m x 3.42m)

BEDROOM THREE

10' 2" x 9' 1" (3.11m x 2.78m)

BEDROOM FOUR

9' 3" x 8' 4" (2.83m x 2.53m)

BATHROOM

8' 5" x 6' 1" (2.56m x 1.86m)

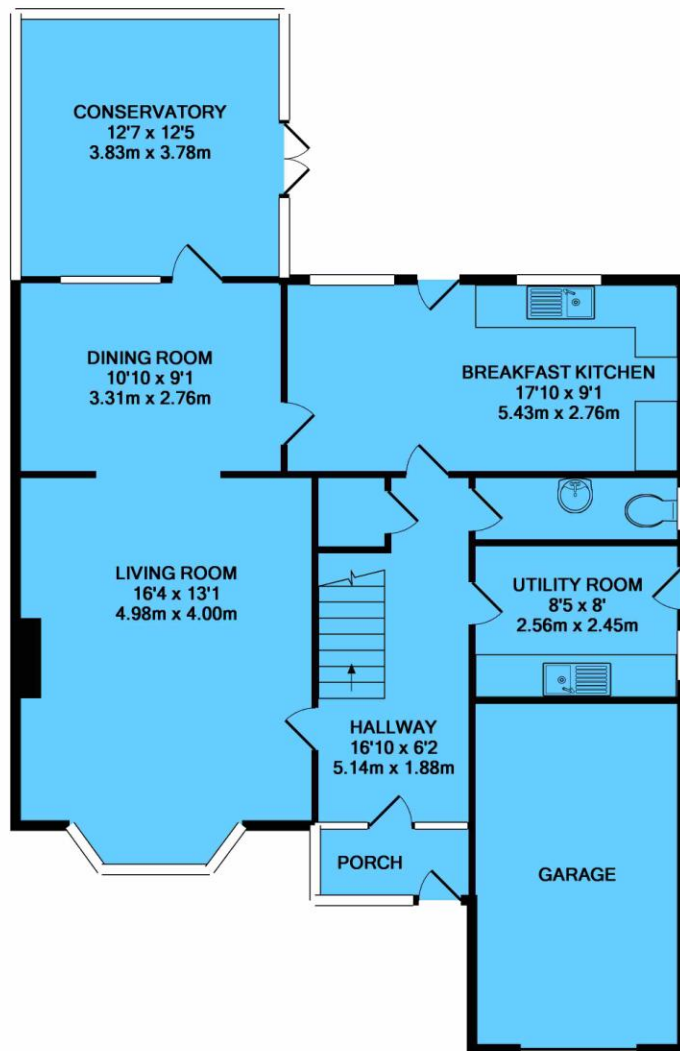
OUTSIDE THE PROPERTY

GARAGE

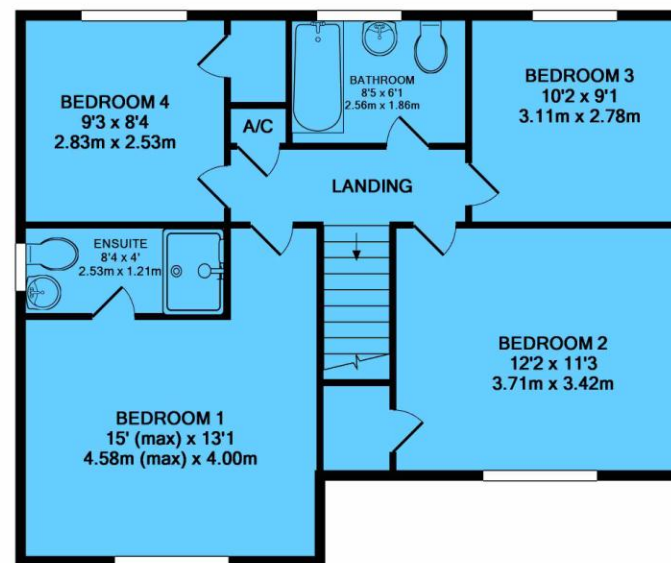
WESTERLY FACING GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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