



47 CHANTRY HEATH CRESCENT, KNOWLE, B93 9NJ
ASKING PRICE OF £549,950



»X Located within a quiet cul-de-sac

»X Short walk to Knowle village

»X Significantly extended

»X Large open plan kitchen/diner & family room

»X Conservatory

»X Master bedroom with dressing room & ensuite

»X Garage

»X Rear garden

»X Arden catchment area

PROPERTY OVERVIEW

Located within a quiet cul-de-sac of Knowle and within easy walking distance to all local schools and the village centre, this significantly extended four bedroom detached property benefits from being offered to the market with no upward chain. Set behind a tarmacadam driveway, the property affords excellent family accommodation and has been extended to the rear to include a large open plan kitchen / diner and family room / conservatory. The ground floor is completed with a living room and guest cloakroom. To the first floor are four excellent bedrooms with the master benefitting from a dressing room and ensuite and a family bathroom. Outside the rear garden affords a westerly aspect and is mainly laid with lawn with full width paved patio area which provides access into the single garage.

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 E

TENURE

Freehold

SERVICES

Water on meter, mains gas, mains electricity

BROADBAND

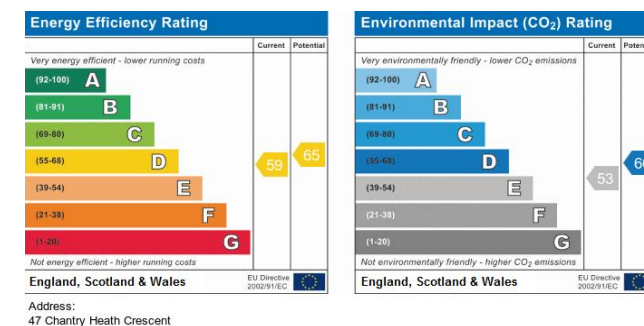
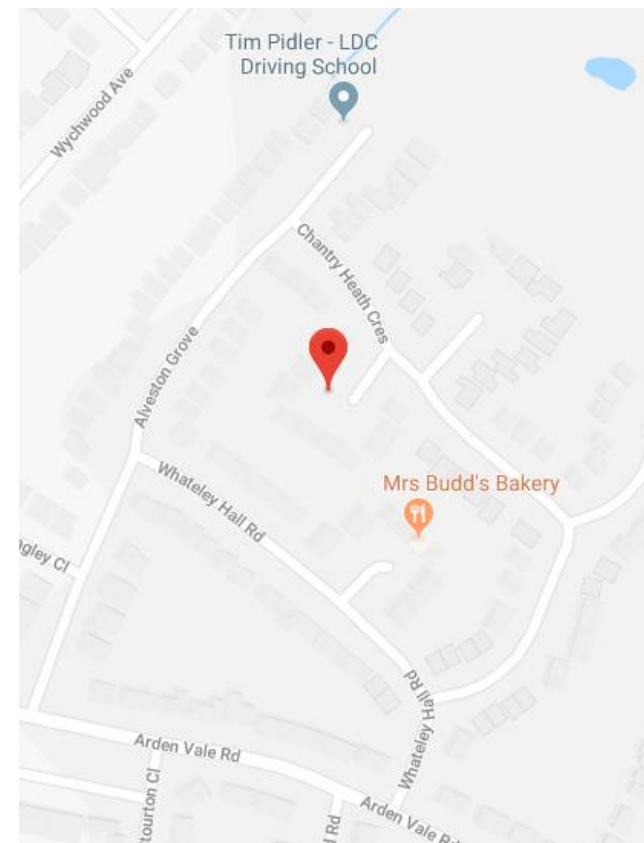
Fibre Optic

GARDEN

Westerly facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob and carpets



FIRST FLOOR

MASTER BEDROOM

12' 2" x 10' 7" (3.71m x 3.22m)

DRESSING ROOM

6' 0" x 5' 6" (1.82m x 1.68m)

ENSUITE

7' 6" x 6' 11" (2.28m x 2.10m)

BEDROOM TWO

12' 2" x 9' 0" (3.71m x 2.74m)

BEDROOM THREE

10' 11" x 9' 7" (3.34m x 2.92m)

BEDROOM FOUR

9' 1" x 8' 9" (2.78m x 2.67m)

BATHROOM

11' 2" x 7' 7" (3.41m x 2.30m)

OUTSIDE THE PROPERTY

GARAGE

16' 7" x 9' 5" (5.05m x 2.87m)

HALL

LIVING ROOM

19' 11" x 12' 0" (6.07m x 3.66m)

DINING/FAMILY ROOM

17' 2" x 9' 6" (5.24m x 2.9m)

CONSERVATORY

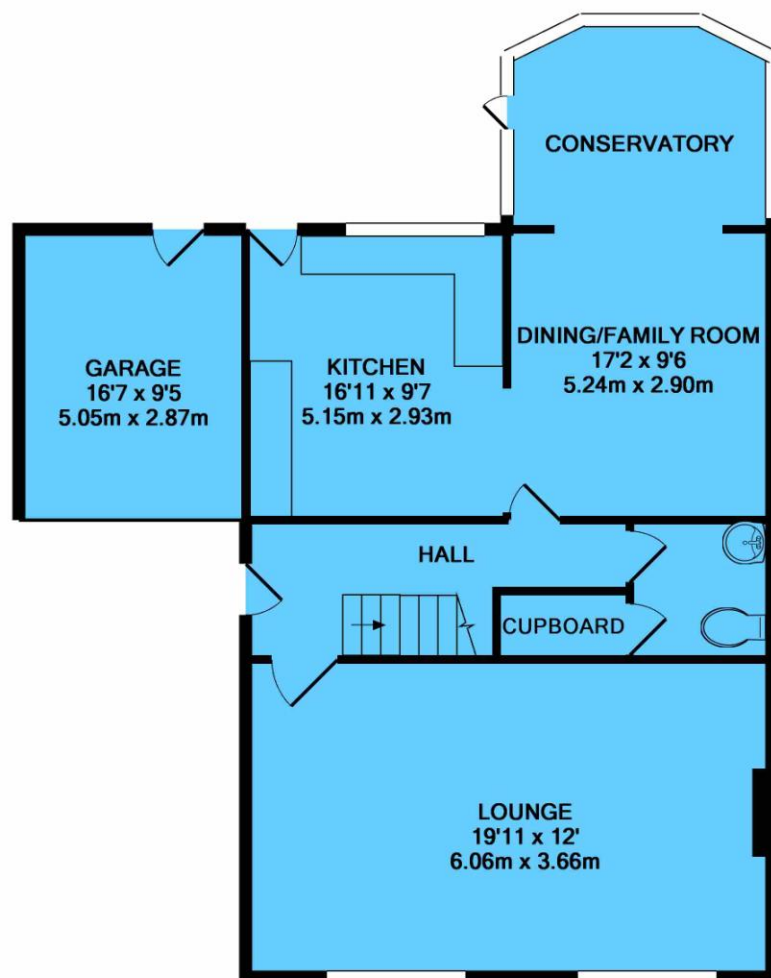
KITCHEN

16' 11" x 9' 7" (5.15m x 2.93m)

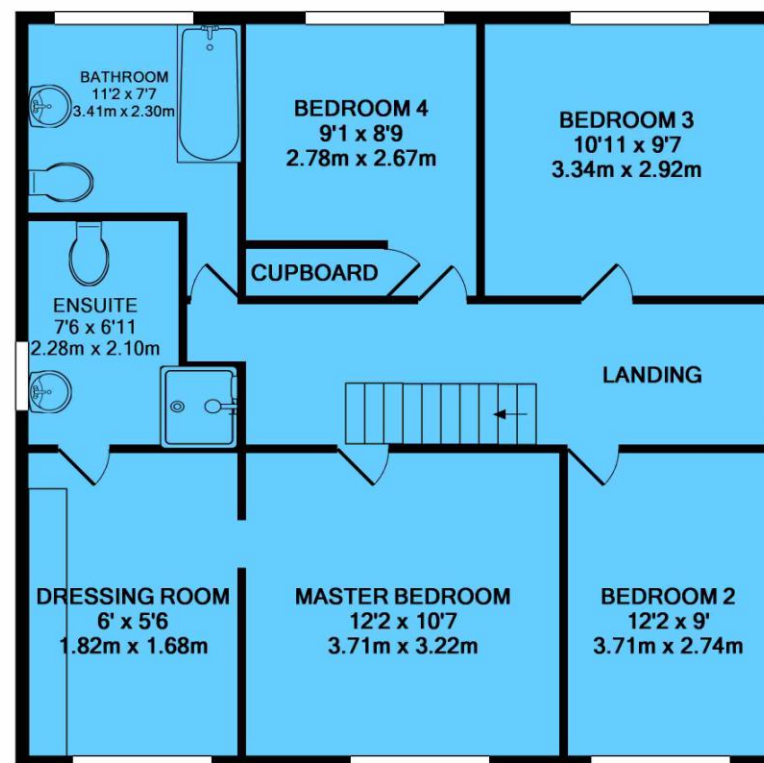
GUEST CLOAKROOM







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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