



STARBOLD CRESCENT, KNOWLE, B93 9JX  
ASKING PRICE OF £574,950



» No Upward Chain

» Large Three Double Bedroom Detached

» Located Within Arden Academy Catchment

» Beautifully Maintained

» Open Plan Living/Dining Room

» Breakfast Kitchen

» Master Bedroom With Ensuite

» Double Garage

» Low Maintenance Rear Garden

### PROPERTY OVERVIEW

Set within a sought after road of Knowle and within the catchment area for Arden Academy is this three double bedroom detached property which requires internal inspection to be fully appreciated. The property is immaculate throughout, affords UPVC double glazed windows and is set back behind a tarmac driveway which also leads to a double garage. To the ground floor the property is accessed via an entrance porch, entrance hallway with guest cloakroom and leads to an open plan living / dining room and breakfast kitchen. To the first floor are three double bedrooms with the large dual aspect master bedroom affording extensive fitted wardrobes and ensuite. The two further bedrooms are serviced via the family bathroom. Outside the property enjoys a low maintenance westerly facing rear garden which is stoned and paved with a shed located to the rear boundary. To view this beautiful family home please contact Xact Homes on 01564 777284.

### 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 F

### TENURE

Freehold

### SERVICES

Water meter, mains gas, electricity and sewers

### BROADBAND

Fibre optic broadband available

### LOFT SPACE

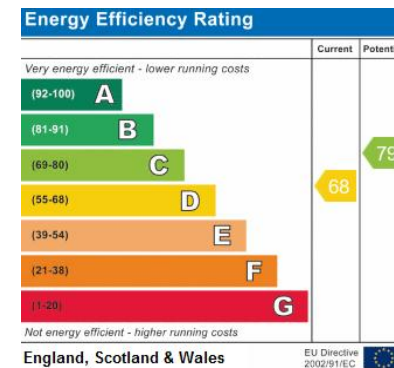
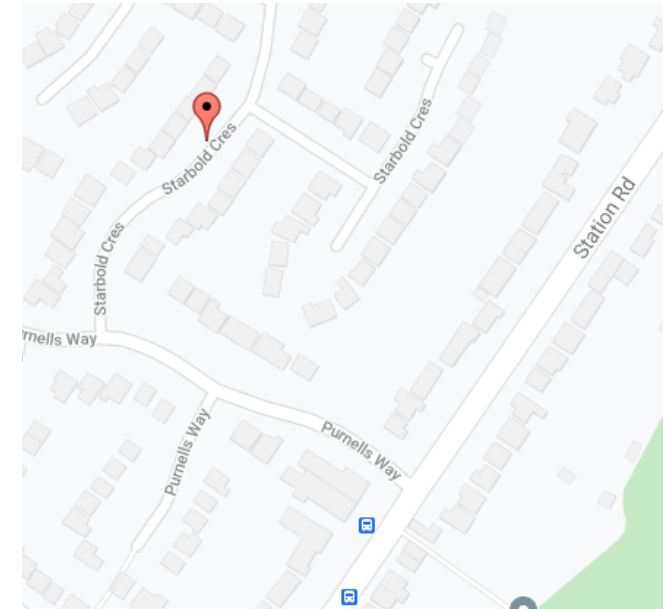
Boarded with ladder and lighting

### GARDEN

Westerly facing

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine (in garage), all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, some light fittings, garden shed and electric garage door



**PORCH**

**HALL**

**LIVING/DINING ROOM**

19' 2" x 18' 4" (5.85m x 5.60m)

**BREAKFAST KITCHEN**

18' 3" x 8' 10" (5.55m x 2.70m)

**WC**

**FIRST FLOOR**

**MASTER BEDROOM**

21' 2" x 14' 9" (6.45m x 4.50m)

**WALK IN WARDROBE**

9' 2" x 3' 3" (2.80m x 1.00m)

**ENSUITE**

9' 2" x 6' 7" (2.80m x 2.00m)

**BEDROOM TWO**

12' 6" x 12' 2" (3.80m x 3.70m)

**BEDROOM THREE**

9' 2" x 8' 2" (2.80m x 2.50m)

**BATHROOM**

9' 8" x 5' 11" (2.95m x 1.80m)

**OUTSIDE THE PROPERTY**

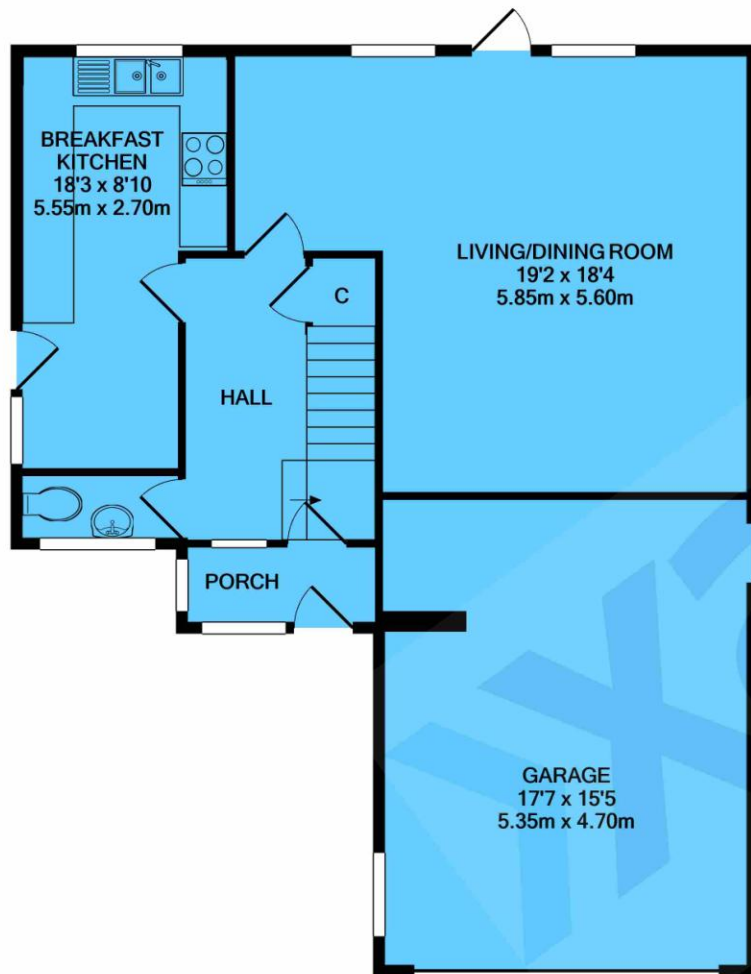
**GARAGE**

17' 7" x 15' 5" (5.35m x 4.70m)

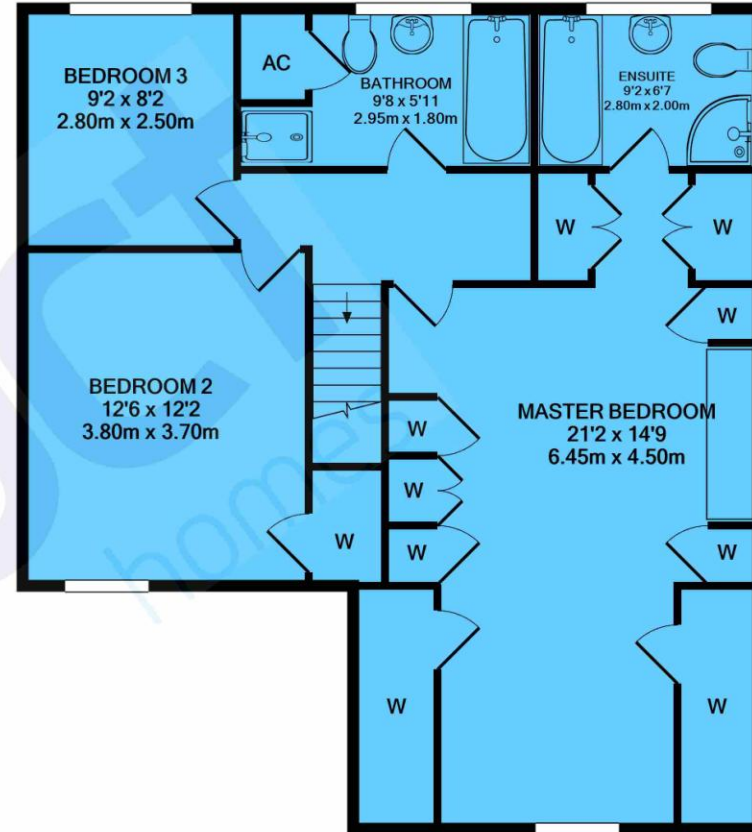
**LOW MAINTENANCE REAR GARDEN**







GROUND FLOOR  
APPROX. FLOOR  
AREA 916 SQ.FT.  
(85.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 893 SQ.FT.  
(82.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1809 SQ.FT. (168.1 SQ.M.)

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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