



DM&Co.
SALES & LETTINGS

**9 GAINSBOROUGH CRESCENT
KNOWLE, B93 9EX**

A four bedroom detached house with scope to extend and improve (STP). Situated in this quiet location, a short walk to Knowle village centre, and within catchment for sought after schooling, including Arden Academy, this is a fantastic family home.

GAINSBOROUGH CRESCENT – KNOWLE

This charming four-bedroom detached house presents an excellent opportunity to create your dream family home. With the potential to extend and improve (subject to planning permission), it is ideally positioned in a tranquil location, a short walk from Knowle village centre. Additionally, it sits within the catchment area of the sought-after Arden Academy and local primary schools.



Stepping through the spacious porch, you're welcomed into a hallway, equipped with a useful storage cupboard and guest cloakroom. To the right, the sun-soaked lounge, courtesy of a large bay window. The lounge opens to the dining room to the rear, again a lovely and light room overlooking the garden and provides direct access to it. The breakfast kitchen, situated at the rear of the property, offers access from both the hallway and the dining room and for those who desire an open plan kitchen/diner, the kitchen and dining room could easily be reconfigured to provide this. There is a door from the kitchen to the rear of the tandem garage, again offering potential to convert to a utility room.





To the first floor there are two good sized doubles, both benefiting from built in storage. A further two large single rooms and family bathroom completes the upstairs.

Set behind a generous driveway and front lawn, the property presents ample parking options and an attached tandem garage. At the rear, a charming patio area proves ideal for entertaining, while a tucked-away vegetable patch adds charm and practicality. Gated side access enhances security and convenience.





FEATURES

- Four Bedroom Detached House
- Potential For Extension And Remodelling (STPP)
- Lounge And Separate Dining Room
- Breakfast Kitchen
- Tandem Garage And Large Driveway
- Walking Distance To Knowle Village And Within Arden Academy Catchment
- Quiet, Residential Location
- Spacious Porch With Guest Cloakroom
- Patio And Vegetable Patch In Garden
- No Upward Chain

SIZE

Total - 1,542 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council F

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

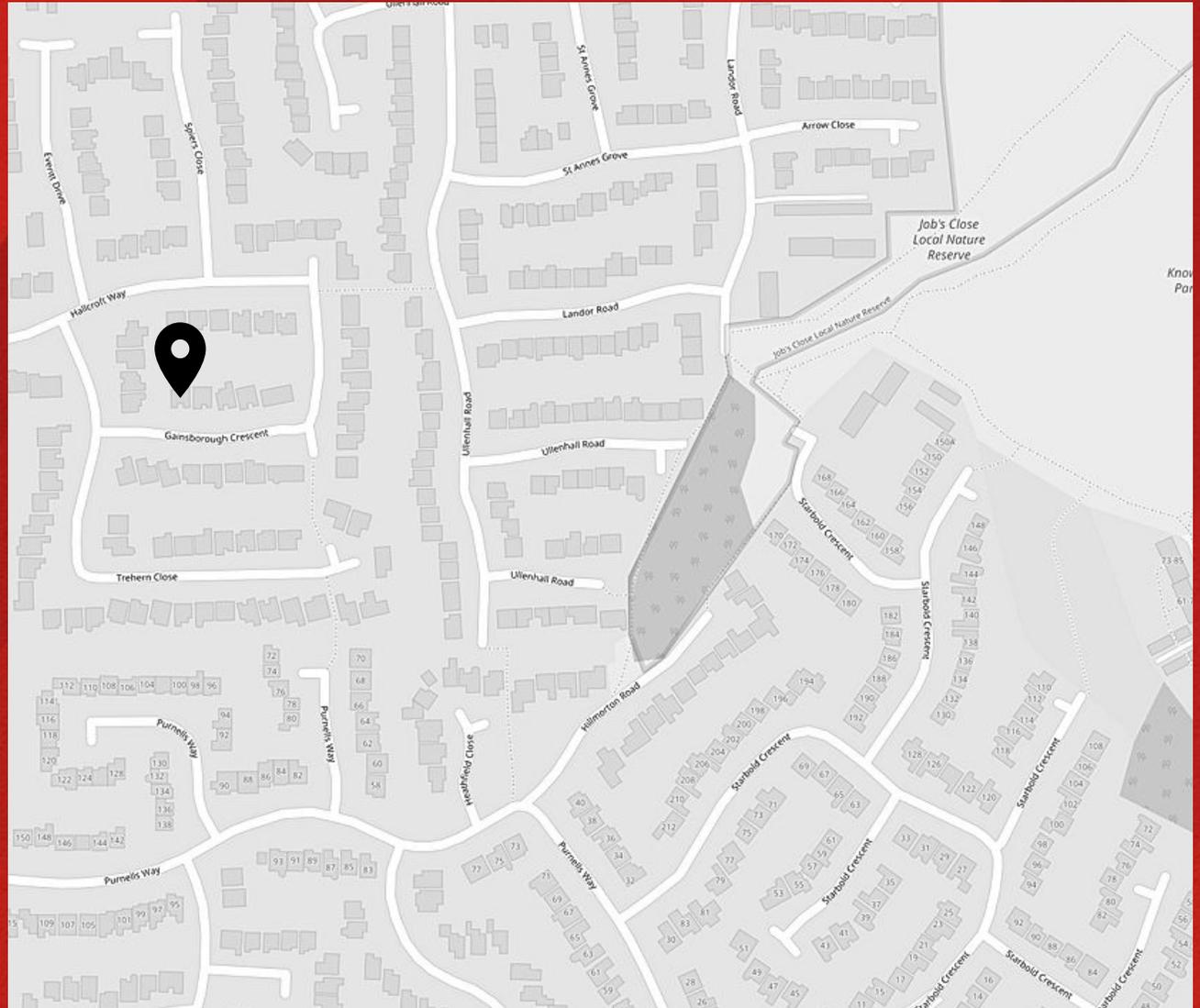
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777314

@ dorridge@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

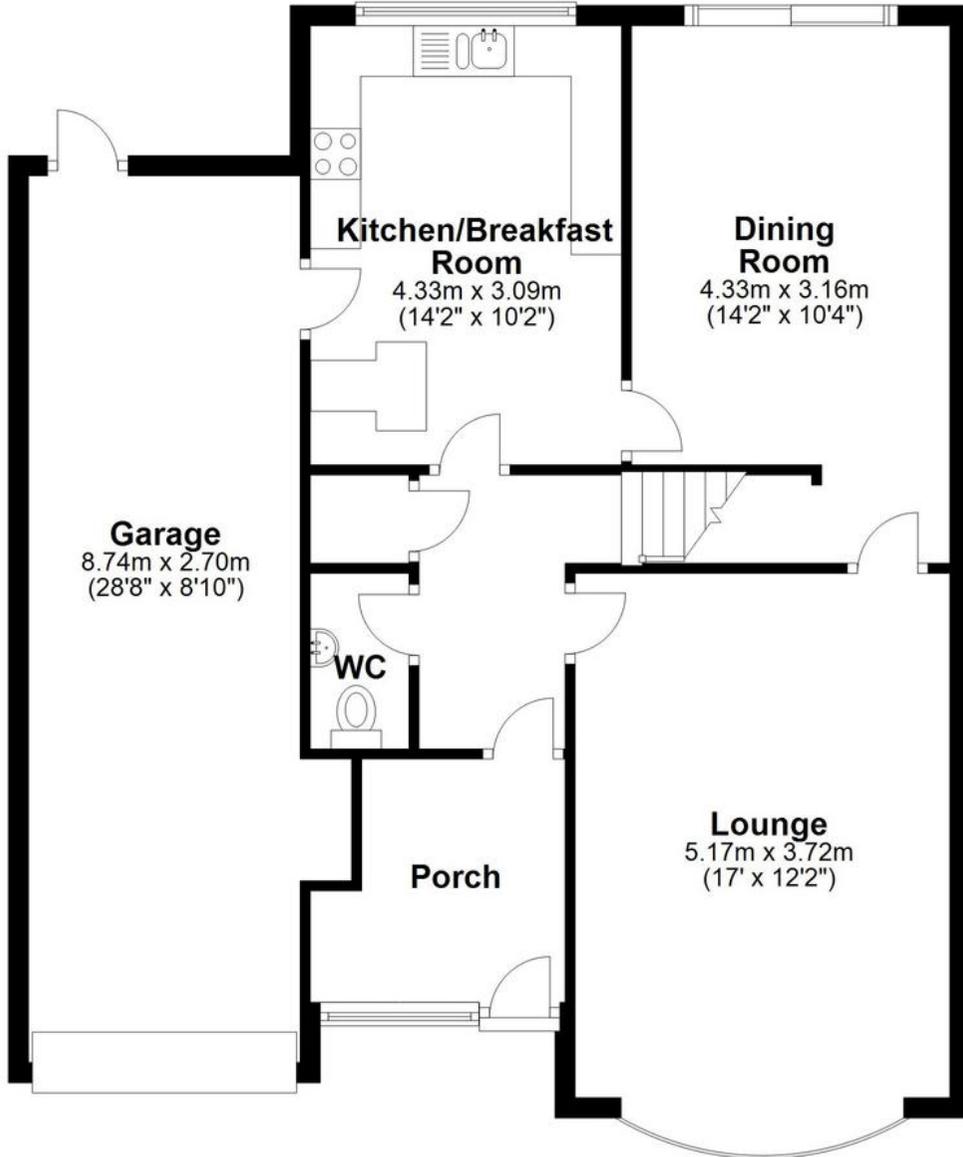


LOCATION

Knowle is a well located village set on the edge of open countryside. Knowle contains a wide range of independent shops, restaurants and is home to the Arden Academy (a leading state school). Local sporting facilities include the prestigious Copt Heath Golf Course and the Old Silhillians Rugby Club as well as David Lloyd and Virgin gyms. A short drive from both Dorridge and Solihull, there are train links to Birmingham and London Marylebone, the M42 and M40 motorways, which then provide links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London.

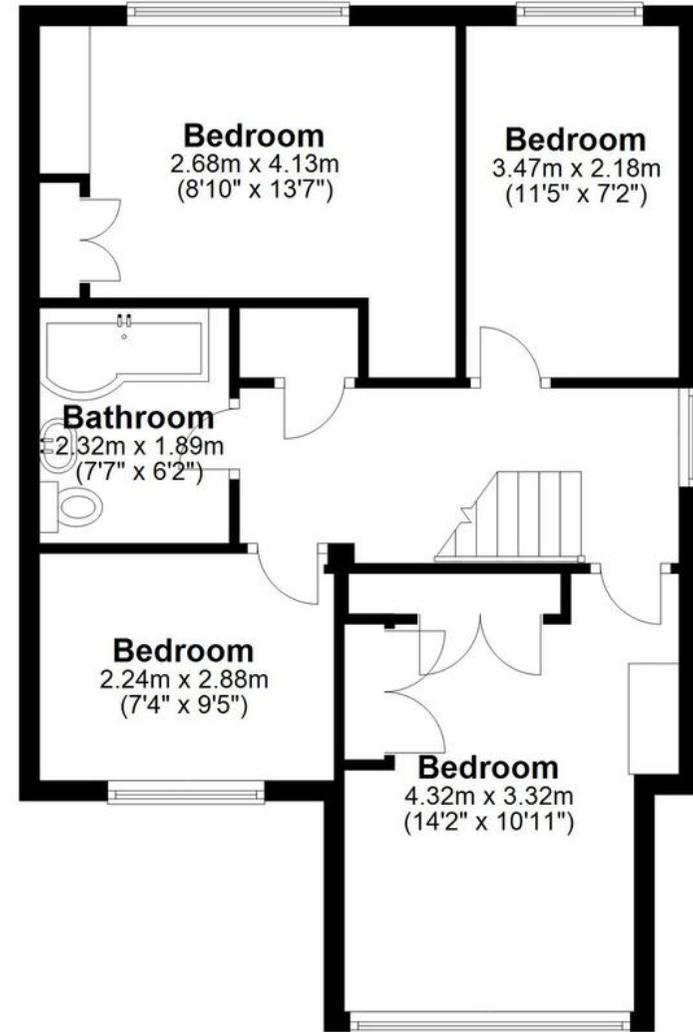
Ground Floor

Approx. 89.4 sq. metres (962.6 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.3 sq. feet)



Total area: approx. 143.3 sq. metres (1542.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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