

# Horton & Senate



6 Starbold Crescent, Knowle, Solihull, B93 9LA

£774,950

- Large Plot
- Four Bedrooms
- Modern Bathrooms
- Double Garage
- Ensuite To Master
- Large Rear Garden
- Extended Property
- Utility

## 6 Starbold Crescent, Solihull B93 9LA

Starbold Crescent is situated in a friendly neighbourhood, known for its community spirit and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an excellent choice for families and professionals alike.

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Council Tax Band: F



### Approach

The property is set back from the driveway with parking for multiple cars. Access the property via the front porch. There is also side access to the rear of the property and the double garage.

### Ground floor

#### Entrance hall

A welcoming entrance hall with stairs leading to the first floor landing, built in storage cupboard, a central heating radiator and access to the ground floor rooms.

#### Lounge

The spacious lounge has a double glazed bay window to the front elevation, a central heating radiator and space for inset fire.

#### Open plan kitchen/breakfast/dining room

This fantastic area to the rear of the property provide you with a kitchen area which opens onto a dining area and a further area to the rear which can be utilised as an office or more dining space.

The kitchen has range of wall and floor base units with worksurface over and a freestanding central island. The dining area has a working woodburning stove and space for seating leading onto the further family area. There are double glazed patio doors leading to the rear garden and a further set of double glaze sliding patio doors to the rear leading to the garden.

#### Utility

A range of wall and floor based units with worksurface over, space and plumbing for utilities, a double glazed window and a door leading to the double garage.

### Guest WC

Recently fitted comprising of a WC sink and tiling to splash prone areas.

### First floor

#### Landing

The landing provides access to the first floor rooms and has a loft hatch with a pulldown ladder providing access to the majority boarded loft.

#### Principal bedroom

This large principal bedroom has a range of built-in wardrobes, a double glazed window to the front elevation, and a door leading to the ensuite shower room.

#### Ensuite shower room.

Recently updated shower room comprises of an enclosed shower cubicle, a sink with storage under, a WC and tiling to splash areas.

#### Bedroom two

A large double bedroom with a double glazed window to the front elevation and a built-in storage cupboard which has plumbing for a potential shower.

#### Bedroom three

This double bedroom has a double glazed window overlooking the rear garden.

#### Bedroom four

Situated to the rear of the property, a generous bedroom with a double glazed window to the rear elevation.

### Family bathroom



This modern family bathroom has recently been installed and comprises of a bath with a shower over, a sink with storage under, a WC and tiling to the walls.

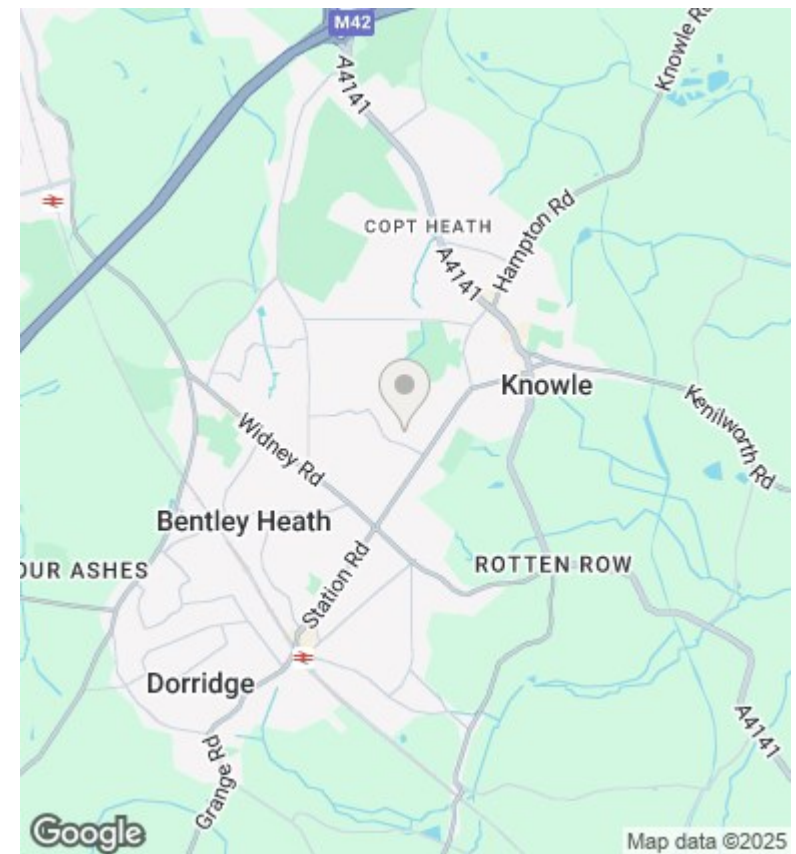
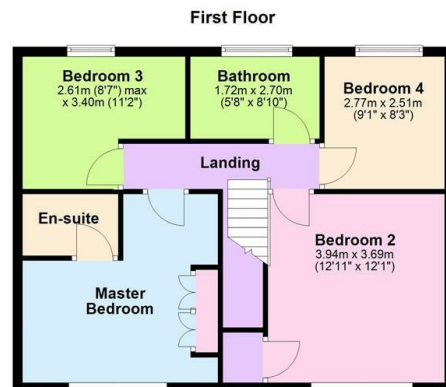
#### Rear garden

One of the standout features of this property is the larger than average rear garden for this area. The garden benefits from a large patio area which is full width of the property and more which wraps round to the rear of the double garage and has steps up leading to the large lawn. To the rear of the lawn there is a further patio area which is ideal for entertaining and housing a shed.









## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC