

Horton & Senate



134 Starbold Crescent, Knowle, Solihull, B93 9LB

Guide Price £720,000

- Four Bedroom Detached
- Large Driveway With Space For Up To Four Vehicles
- Ready To Move Into
- Close Proximity To Knowle Village & Park
- Porcelanosa Bathroom
- Recently Refurbished To An Exceptional Standard
- Four Generously Proportioned Bedrooms
- Large Private Rear Garden
- High Spec Leicht Kitchen With Integrated Siemen Appliances
- Within Arden Academy Catchment

134 Starbold Crescent, Solihull B93 9LB

Horton & Senate estate agents are pleased to offer this recently refurbished four-bedroom detached home, finished to an exceptional standard. Located in an excellent position just a stones throw away from Knowle Park and village, the property benefits from a large private garden and must be seen to be appreciated.

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Council Tax Band: E



Approach

Via driveway with space for up to four vehicles, side access to the rear of the property. Access to the garage and door leading to the hallway.

Ground Floor

Hall

Stairs to the first floor, doors leading to the lounge/dining area and garage.

Open Plan Living/Dining Room

20' 4" x 11' 8" (6.20m x 3.55m)

Double glazed bay window to the front elevation with custom fit shutters. Patio door leading to the rear garden, door to the kitchen. Central heating radiator.

Kitchen

13' 1" x 8' 6" (4.00m x 2.60m)

This premium Leicht kitchen is fitted with fully integrated Siemens appliances, including a dishwasher, induction hob, microwave oven, and fridge freezer. It also benefits from a boiling water tap and a walk-in pantry, providing excellent functionality and storage. The kitchen features a UPVC door leading to the rear garden and a double glazed window to the rear elevation, ensuring plenty of natural light and easy outdoor access.

Garage

17' 1" x 7' 10" (5.20m x 2.40m)

Rear Garden

The property benefits from a south-easterly facing garden that is minimally overlooked and offers excellent privacy, featuring a spacious patio area, a well-maintained lawn with greenery to the borders, and a beautiful mature weeping willow tree that adds character and a sense of tranquillity to the outdoor space.

First Floor

Bedroom One

11' 10" x 11' 8" (3.60m x 3.55m)

A double bedroom with a double glazed window to

the front elevation. A central heating radiator.

Bedroom Two

10' 4" x 10' 2" (3.15m x 3.10m)

A double bedroom with a double glazed window to the front elevation. A central heating radiator. Storage cupboard.

Bedroom Three

8' 6" x 7' 10" (2.60m x 2.40m)

A double glazed window to the rear elevation. A central heating radiator.

Bedroom Four

9' 9" x 6' 7" (2.96m x 2.00m)

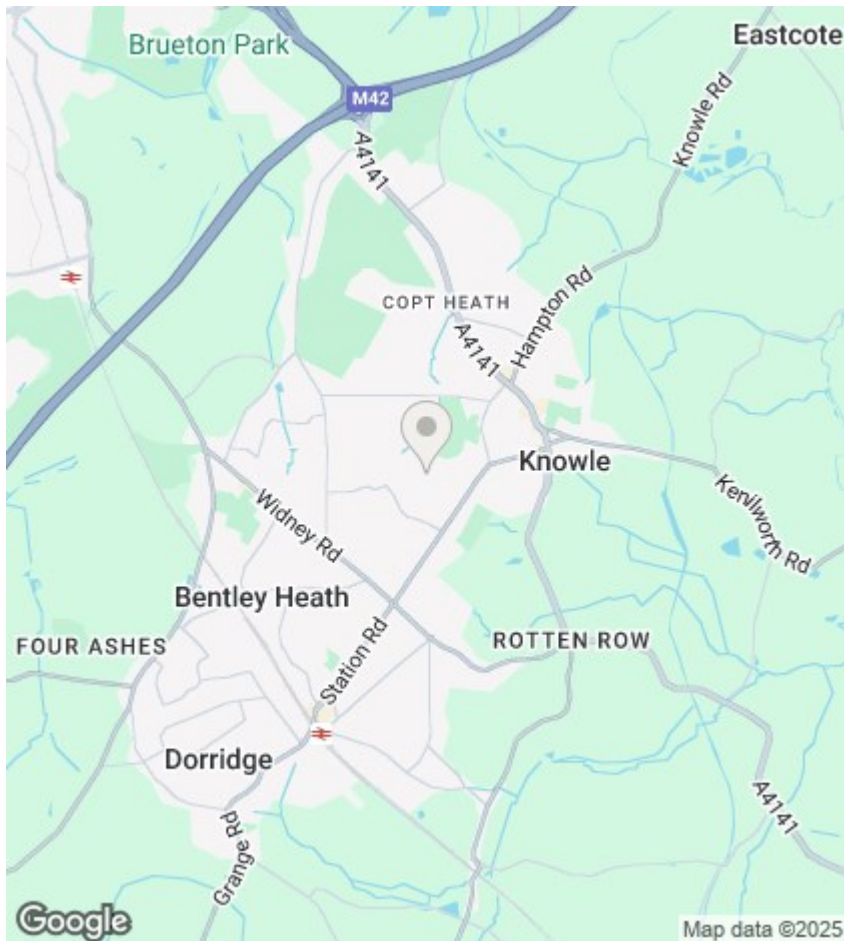
A double glazed window to the rear elevation. A central heating radiator.

Bathroom

This stunning bathroom features premium Porcelanosa tiles for a sleek, modern finish. Enjoy a relaxing freestanding bath and a walk-in shower with a minimalist glass screen and rain showerhead. The space includes a contemporary wash basin, a stylish WC, and a heated towel rail for added comfort. A double-glazed window to the rear brings in plenty of natural light while improving energy efficiency, creating a tranquil and luxurious retreat.







Directions

Viewings

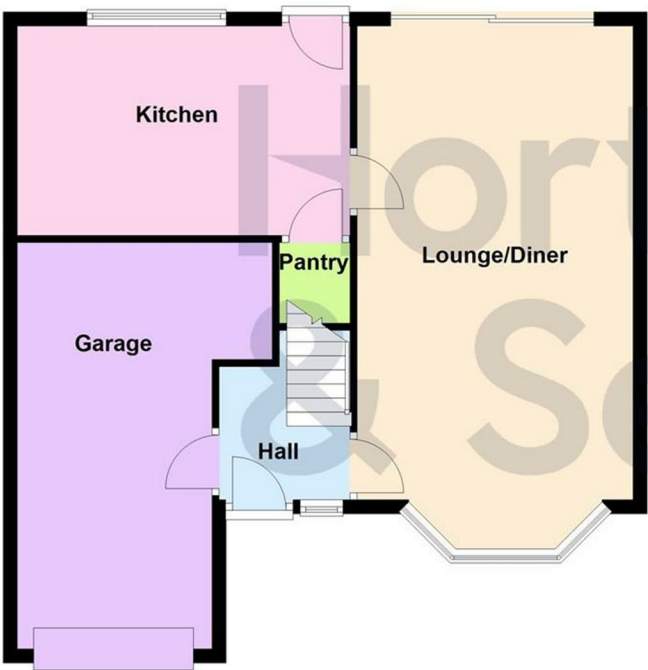
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

