

# Starbold Crescent, B93



PROPERTY ADDRESS  
 212 Starbold Crescent  
 Knowle  
 B93 9LB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





- Immaculately presented four bed detached home in Knowle
- Stunning open plan kitchen/diner with bi-folding doors to the garden
- Four double bedrooms, master with luxurious ensuite
- Corner plot with scope to extend further (STP)
- Garage and driveway parking for multiple cars

It has been finished to the very highest standard - a standard rarely seen in the four-bedroom family market. This property has the feel of luxury show home but with the warmth of a well-loved family home.

The opulent entrance hall, decorated in a dusty pink has Karndean flooring, under-stair storage and a vertical steel column radiator.

Down the hallway there is a suitably stylish cloakroom with toilet, wash hand basin, tiled floor, feature wallpaper and vanity unit.

As you head into the most incredible kitchen/diner, you are welcomed by the natural light from the large, self-cleaning roof lantern, which is above the cosy seating area.

This property is not only aesthetically pleasing but it has been designed thoughtfully with the demands of modern family living in mind and the kitchen is a prime example of this. There is a stunning bespoke, hand painted kitchen by L'interieur, with quartz worktop and breakfast bar, Quooker hot tap and a range of integrated appliances including Smeg dishwasher and Neff fridge, oven, hob and hidden extractor unit.

It is easy to imagine a family Christmas here or prepping for a summer barbeque with the bi-fold doors wide open. This home has a fresh, contemporary feel whilst retaining all of its warmth.

The full width bi-fold doors with integrated blinds are a wonderful backdrop for a dinner party, and there is ample room for a large dining table here, which has designer lighting and is conveniently located close to the 'drinks cabinet' that matches the kitchen units. This striking glazing also looks across the patio and garden beyond. The sun works its way up and over this west facing property which ensures the patio is bathed in sunshine from lunchtime into the evening throughout the summer. The side garden also makes the perfect sunny spot for your morning coffee.

There is a useful utility room with additional worktop space, storage, sink, plumbing for a washing machine and space for a tumble dryer. This also leads to the back door, making it an ideal 'boot room' after a muddy dog walk or kids sport.

There is also a bright and spacious study off the kitchen/diner which makes an excellent home office. This versatile space is also currently used as a playroom.

The gorgeous dual aspect living room at the front of the property with luxurious deep pile carpet been exquisitely finished and the look is perfectly finished by the centre piece of the room – the wood burner, which is set in front of a state-style feature wall. This is the ideal room for entertaining friends or curling up with family to watch a film.

Up the staircase with deep pile luxury carpet, that runs throughout the first floor, you will find four double bedrooms, all with integrated wardrobes, sunken spotlights, steel column radiators and bespoke curtains and blinds by local designers Joel Interiors.

The stunning master bedroom, which feels more like a glamorous hotel suite, has the most amazing ensuite with Fired Earth floor and wall tiles, Keuco vanity unit with mirrored doors, Matki shower enclosure, Aqualisa shower and self-filling bath.

There are three more double bedrooms on this floor, as well as a family bathroom, which has navy blue vanity units, feature down lighting, rainwater shower head over bath and hidden storage cupboard with mirrored door.

The loft has light/power and is fully boarded and insulated. There is a ladder for access off the landing.

The garage is fully insulated and benefits from an 'up and over' electric door. There is scope to extend above the garage to add further accommodation to the first floor, subject to the necessary consents. We understand from the owners that there are the appropriate footings already in place for this type of extension.

The front and back doors are Rockdoors and the whole house, including the garage, is alarmed.

The property enjoys a large corner plot and is set back from the road behind a generous driveway with space for multiple cars. There is also a next generation electrical charging point.

The rear garden is immaculately maintained and there are two patio areas, one to the side and one to the rear, so you can follow the sun as it moves over the garden throughout the day. There is water and power at the



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rear of the property.

Starbold Crescent is perfectly located within walking distance of Knowle Park and the High Street where there are a number of independent shops, popular cafes, restaurants and bars. Knowle also benefits from excellent primary and secondary schools that are also just a short walk away. This location is ideal for commuters, with Dorridge Station close by and the midland motorway network within easy reach, via junction 5 of the M42.