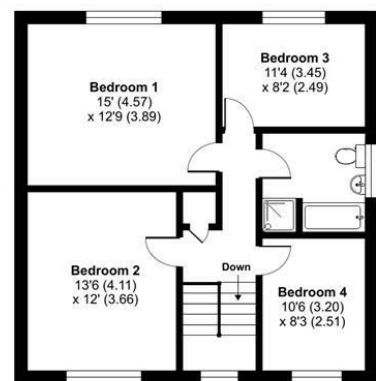


Chantry Heath Crescent, Knowle, Solihull, B93

Approximate Area = 1391 sq ft / 129.2 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1525 sq ft / 141.6 sq m
For identification only - Not to scale




FIRST FLOOR



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Vision Properties. REF: 1202412

PROPERTY ADDRESS
44 Chantry Heath
Crescent
Knowle
Solihull
B93 9NH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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 	

Chantry Heath Crescent, B93



Call Us
01215162222

Email Us
solihull@vision-properties.co.uk

vision

We look at
estate agency
differently.

vision

- Four bedroom detached home in Knowle situated on huge corner plot
- Arden and Knowle Primary catchment
- Large 'wrap around' rear garden
- Scope to modernise and extend STP

Vision Properties are delighted to offer this four-bedroom detached property on Chantry Heath Crescent. Ideally located just a short walk from Knowle High Street, where there are a number of amenities, it also benefits from 'outstanding' primary and secondary schools and is ideal for commuters, with Dorridge Station close by.

The property is set back from the road in an elevated position which provides privacy at the front and stunning countryside views to the rear. There is a large, 'wrap-around', private rear garden with new fencing and mature hedge screening. It also benefits from a car port and large driveway, providing off road parking for multiple vehicles, integrated garage, four double bedrooms and a family bathroom. Downstairs there is significant scope to modernise the interior and reconfigure the layout to suit the needs of modern living and transform the property into a stunning family home. There is also potential to significantly extend the property to the rear and sides, as neighbours have done, subject to the necessary consents.

Lounge (4.88 x 3.81) - light and spacious living space with large window overlooking the rear garden.

Dining Room (3.81 x 3.05) - versatile reception room to the rear of the property, previously used as a dining room.

Kitchen (4.22 x 2.41) - with oak effect wall and base unit storage, matching worktop, tiled splashback and tile effect lino flooring. There is plumbing and power for all main appliances and a back door to the rear garden.

Bedroom one (4.57 x 3.89) - large master bedroom to the rear of the property with views of garden and open fields beyond.

Bedroom two (4.11 x 3.66) - large second double bedroom to the front of the property.



Bedroom three (3.45 x 2.49) - another good size double bedroom to the rear of the property.

Bedroom four (3.20 x 2.51) - a fourth double bedroom.

Family bathroom - well proportioned family bathroom with sink, toilet, bath and shower.

Garage (5.13 x 2.44)

Council tax band - E