



**31 Starbold Crescent, B93 9LA**  
Sale Price £785,000



**Love**  
Property Co.



# 31 Starbold Crescent, Knowle, Solihull, B93 9PA

Tenure - Freehold

EPC Rating – D

Council Tax Band – E

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this large 1962.6 sq. ft (182.3 sq. metres) property offering four double bedrooms, two bathrooms, and separate Lounge, dining room, conservatory, utility, WC and study. This property also benefits from lovely oak doors throughout and wooden flooring to ground floor and two reception rooms.

The quality, modern and very large tiled kitchen comprises of granite worktops, breakfast island, double sink, freestanding 5 gas burner rangemaster cooker/double oven and integrated dishwasher. Adjoining the kitchen are the utility, study and the dining area which overlooks the rear garden. The wide hallway is nicely presented with lovely oak doors/staircase, wooden flooring with a separate WC and vanity wash hand basin.

To the first floor there are four double bedrooms, bedrooms one and two with built in wardrobes. The main bathroom having a free-standing bath, separate shower, WC and vanity wash hand basin. The second bathroom/shower room is very spacious and benefits from a walk-in shower, WC and vanity wash hand basin.

Externally there is a large patio area directly off the conservatory, perfect for alfresco dining throughout the summer months. A separate seating area can be found in the corner of the garden and is something of a suntrap. The garden is mainly laid to lawn with mature borders and hedges and gated side access. Block paved driveway has parking for multiple cars and there is a garage with doors and rear access from the garden.

Investment: Rental Value £2,700 per calendar month



## PROPERTY MEASUREMENTS:

### PORCH

3' 5" x 7' 8" (1.04m x 2.33m)

### BREAKFAST KITCHEN

15' 1" x 18' 10" (4.60m x 5.75m)

### UTILITY ROOM

5' 5" x 8' 1" (1.86m x 2.47m)

### LOUNGE

16' 6" x 12' 2" (5.04 m x 3.71m)

### DINING ROOM

11' 6" x 10' 2" (3.50m x 3.11m)

### CONSERVATORY

11' 7" x 8' 1" (3.54m x 2.45m)

### STUDY

9' 11" x 8' 2" (3.02m x 2.49m)

### BEDROOM ONE

12' 6" x 17' 7" (3.82m x 3.35m)

### BEDROOM TWO

9' 10" x 16' 5" (3.01m x 5.01m)

### BEDROOM THREE

9' 9" x 12' 9" (2.97m x 3.50m)

### BEDROOM FOUR

10' 9" x 10' 1" (3.27m x 3.07m)

### BATHROOM

7' 3" x 9' 10" (2.20m x 3.01m)

### SHOWER ROOM

8' 4" x 6' 2" (2.53m x 1.89m)

### GARAGE

13' 10" x 8' 7" (4.22m x 2.61m)

### TOTAL SQUARE FOOTAGE

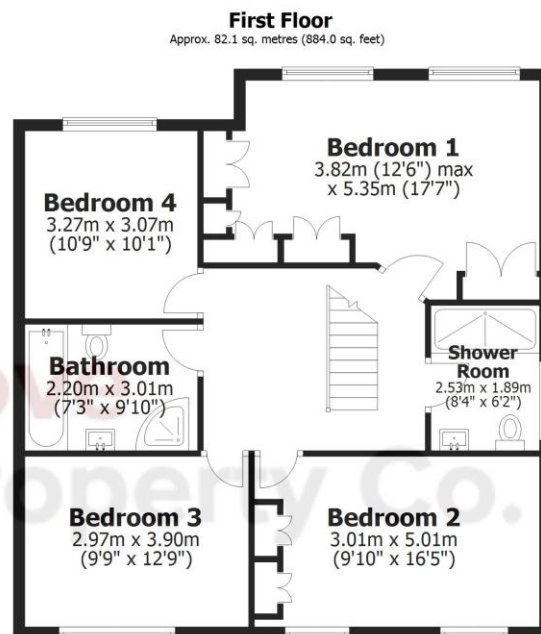
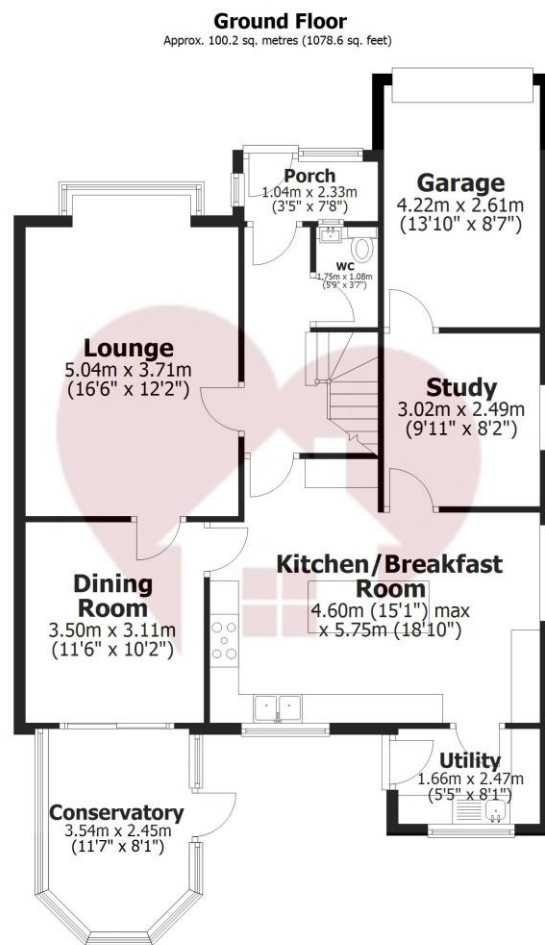
1962.6 sq. Feet (182.3 sq. Metres) approx.

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Total area: approx. 182.3 sq. metres (1962.6 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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