

HUNTERS[®]

HERE TO GET *you* THERE



Starbold Crescent

Knowle, Solihull, B93 9LB

Guide Price £610,000



Council Tax: D



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LOCATION

Knowle is well served by excellent local schools and a High Street which is well known for its period and character buildings, inns, restaurants, shops and historic church. Although Knowle village adjoins open greenbelt countryside, Junction 5 of the M42 is within 2 miles and leads to the Midlands motorway network, centres of commerce and culture, the NEC, international airport and railway station. Solihull town centre is within 3 miles and provides further and more comprehensive facilities, whilst the railway station at the neighbouring village of Dorridge is on the Chiltern line and provides commuter services between London Marylebone and Birmingham Snow Hill. Birmingham International railway station is within 5 miles and links Birmingham New Street with London Euston.

Set back from the road and approached via a block-paved driveway the property comprises:

ON THE GROUND FLOOR

ENTRANCE PORCH

Having windows to front and side and main entrance door opening to:

ENTRANCE HALL

Having cupboard under the stairs.

CLOAKROOM

Having wall mounted wash hand basin, low level WC and obscured window to front.

SITTING ROOM (front)

18'0" x 11'11" (5.49m x 3.65m)

Having bay window to front and fireplace surround with inset electric fire and central heating radiator.

DINING ROOM (rear)

10'11" x 10'0" (3.35m x 3.05m)

Having patio doors to rear garden and central heating radiator.

BREAKFAST/KITCHEN (rear)

14'11" x 8'11" (4.57m x 2.74m)

Having range of fitted wall, base and drawer units with work

surfaces over, inset one-and-half bowl sink unit with drainer and mixer tap, integrated double oven, under counter fridge and freezer, space and plumbing for automatic washing machine and central heating radiator.

ON THE FIRST FLOOR

Landing having access hatch to loft, airing cupboard, obscured window to side and doors leading to - Four Bedrooms and Family Bathroom.

BEDROOM ONE (rear)

10'11" into recess x 12'11" into recess (3.35m into recess x 3.96m into recess)

Having range of built-in wardrobes and dressing table area, central heating radiator and window to rear.

BEDROOM 2 (front)

10'0" x 10'0" (3.05m x 3.05m)

Having range of built-in wardrobes with dressing table area, central heating radiator and window to front.

BEDROOM 3 (front)

6'11" x 8'11" (2.13m x 2.74m)

Having central heating radiator and window to front.

BEDROOM 4 (rear)

10'0" x 7'4" (3.05m x 2.24m)

Having central heating radiator and window to rear.

FAMILY BATHROOM (side)

6'0" x 4'11" (1.83m x 1.52m)

Having partially tiled walls and fitted suite comprising panelled bath with wall mounted electric shower over, pedestal wash hand basin and low level WC.

OUTSIDE

GARAGE

31'0" x 8'0" (9.45m x 2.44m)

Having up-and-over door, door to kitchen and door to rear garden.

REAR GARDEN

Having block-paved seating area with step up to a large lawn with mature borders to sides and feature central bed with tree.

Tel: 01564 770707

AGENTS NOTE

The vendor informs Hunters that there are solar panels fitted to the rear roof of the property. The current owner benefits from use of the electricity generated by the panels. The vendor also confirms that there is a 25 year lease on the panels which began August 2015 and expires August 2040.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extend of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band E.

SERVICES

Hunters understands from the vendor that mains drainage,

gas, electricity and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

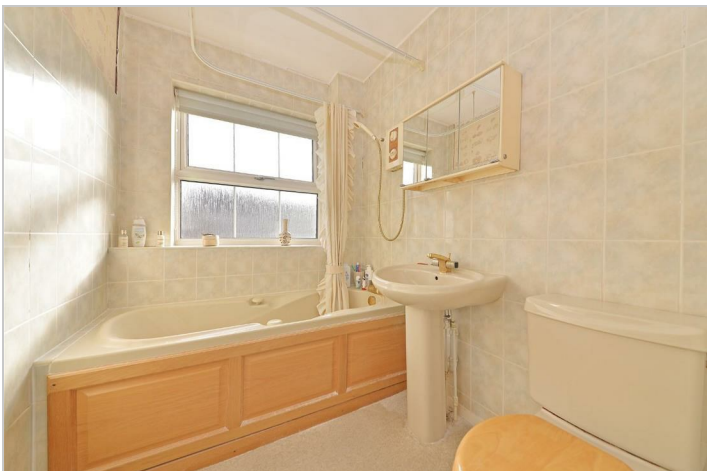
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

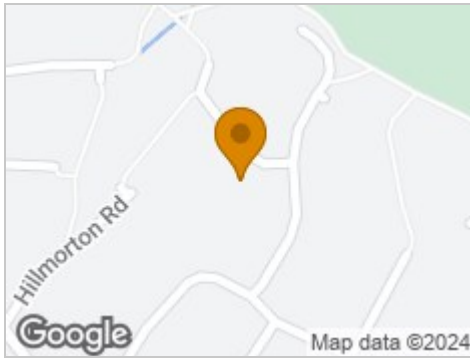
Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



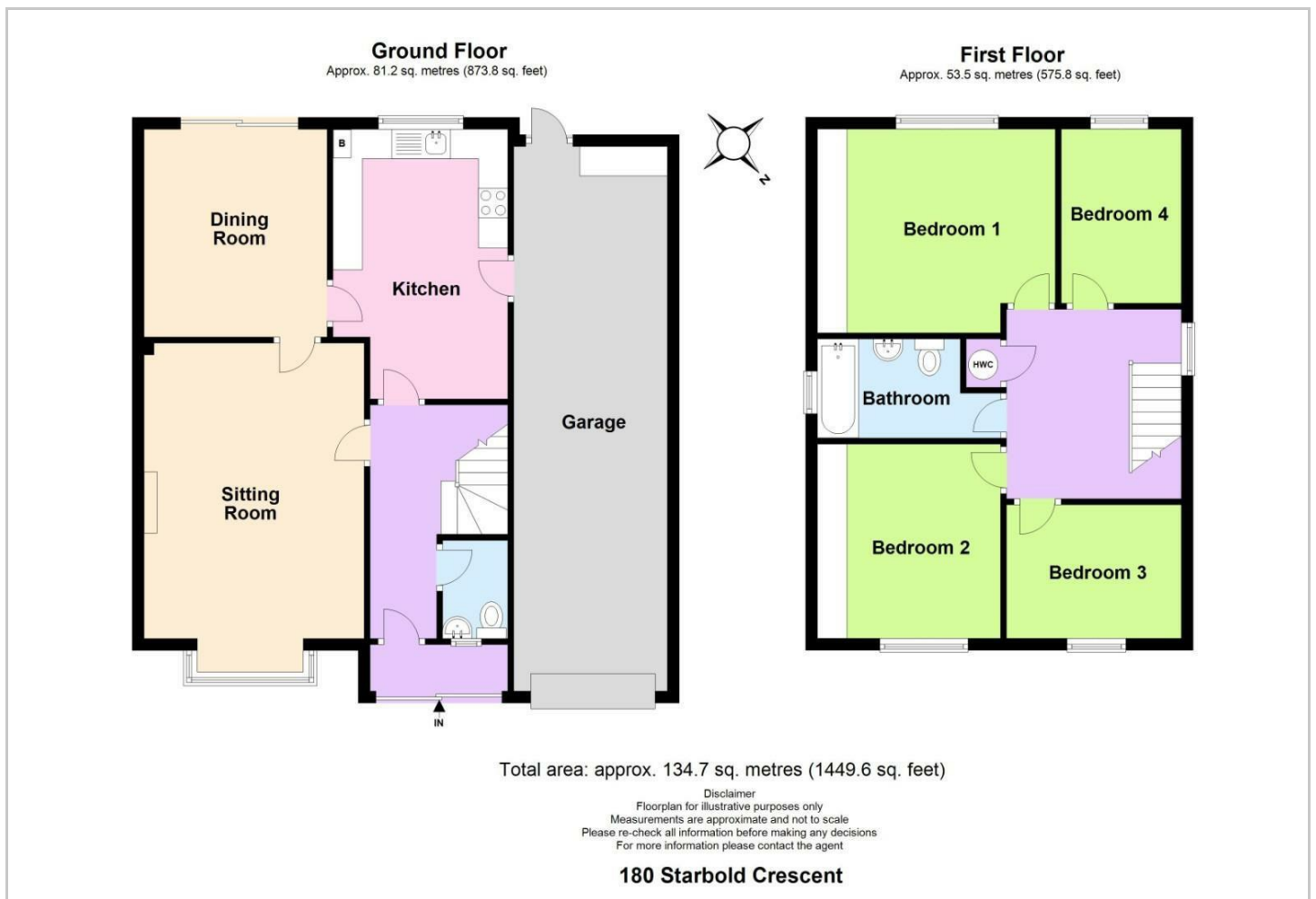
Hybrid Map



Terrain Map



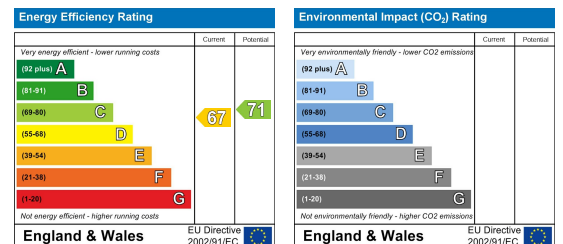
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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