

# HUNTERS®

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## Starbold Crescent

Knowle, Solihull, B93 9LA

Offers Over £700,000



Council Tax: F



# 49 Starbold Crescent

Knowle, Solihull, B93 9LA

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## LOCATION

Knowle is a conveniently located and is a delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. There are a wide range of interesting shops, restaurants, plus Knowle is home to an excellent junior and infant school and secondary school, Arden Academy. 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. Nearby, the village of Dorridge has its own railway station with links to Birmingham and London.

## FULL DESCRIPTION

Approached over a block paved driveway with mature lawned garden to side, this extended five-bedroomed detached property is located in a quiet cul-de-sac, within walking distance of Knowle High Street and Arden Academy catchment, and comprises:

## ON THE GROUND FLOOR

### Front Porch

Having door and glazed side panels leading into the

### Hallway

### Downstairs Cloakroom

having wash hand basin and WC.

### Lounge (front)

16'3" x 12'2" (4.96m x 3.72m )

Having feature brick chimney breast with inset gas fire, bay window to front with window seat, feature beams to the ceiling, and door leading to

### Dining Room (rear)

11'7" x 10'2" (3.53m x 3.10m )

Having door to Breakfast Kitchen

### Conservatory (rear)

10'3" x 10'2" (3.14m x 3.11m)

Leading directly off the Dining Room, having doors leading out to the rear garden.

### Breakfast Kitchen (rear)

15'9" x 9'9" (4.81m x 2.98m )

Having range of wall and base units, incorporating sink unit, oven and hob, breakfast bar. Space for free standing fridge/freezer. Potterton gas central heating boiler is located on wall. Door to Utility.

### Utility (rear)

12'0" x 8'5" (3.66m x 2.57m )

Having range of units incorporating sink unit. Space for washing machine, tumble dryer and dishwasher. Doors to Breakfast Kitchen and to Garage.

## ON THE FIRST FLOOR

Stairs from the Hallway leads up the stairs to the Landing, having useful cupboard off, and access via a loft ladder to the loft which is boarded and has power point and light.

Leading off the landing are :-

## FIVE BEDROOMS, FAMILY BATHROOM & SEPARATE SHOWER ROOM

### Bedroom 1 (rear)

13'1" x 11'10" (3.99m x 3.61m)

Having windows overlooking rear garden.

### Bedroom 2 (front)

18'6" x 8'6" (5.64m x 2.59m )

Having windows to front and side.

### Bedroom 3 (front)

10'10" x 10'4" (3.32m x 3.15m )

Having window overlooking front garden.

### Bedroom 4 (front)

9'9" x 7'6" (2.98m x 2.29m)

Having window to front.

### Bedroom 5 / Study (rear)

9'2" x 7'0" (2.80m x 2.15m)

Having window overlooking rear garden.

### Family Bathroom (rear)

9'2" x 7'11" (2.80m x 2.42m)

Having panelled bath with shower above and side screen, wash hand basin and low level WC.

Tel: 01564 770707

### Separate Shower Room (side)

10'4" x 5'8" (3.15m x 1.73m )

Having shower unit, wash hand basin and WC.

### OUTSIDE

#### Integral Single Garage

18'1" x 8'5" (5.51m x 2.57m)

Having access door from kitchen and metal up-and-over door to front driveway.

#### Rear Garden

Having formal lawn with mature planting, feature pond and a patio with pergola above. South west aspect.

### 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 F.

#### 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

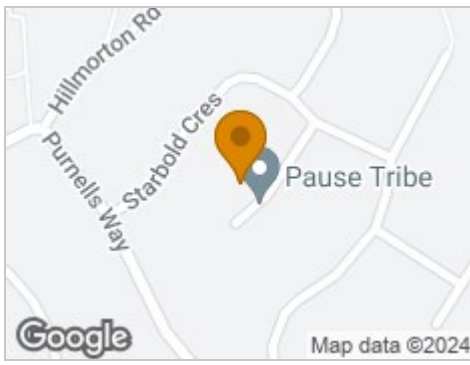
Only those items mentioned in these sales particulars will be included in the sale of the property.

#### 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.



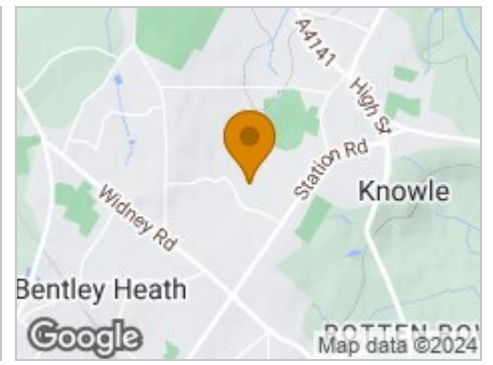
## Road Map



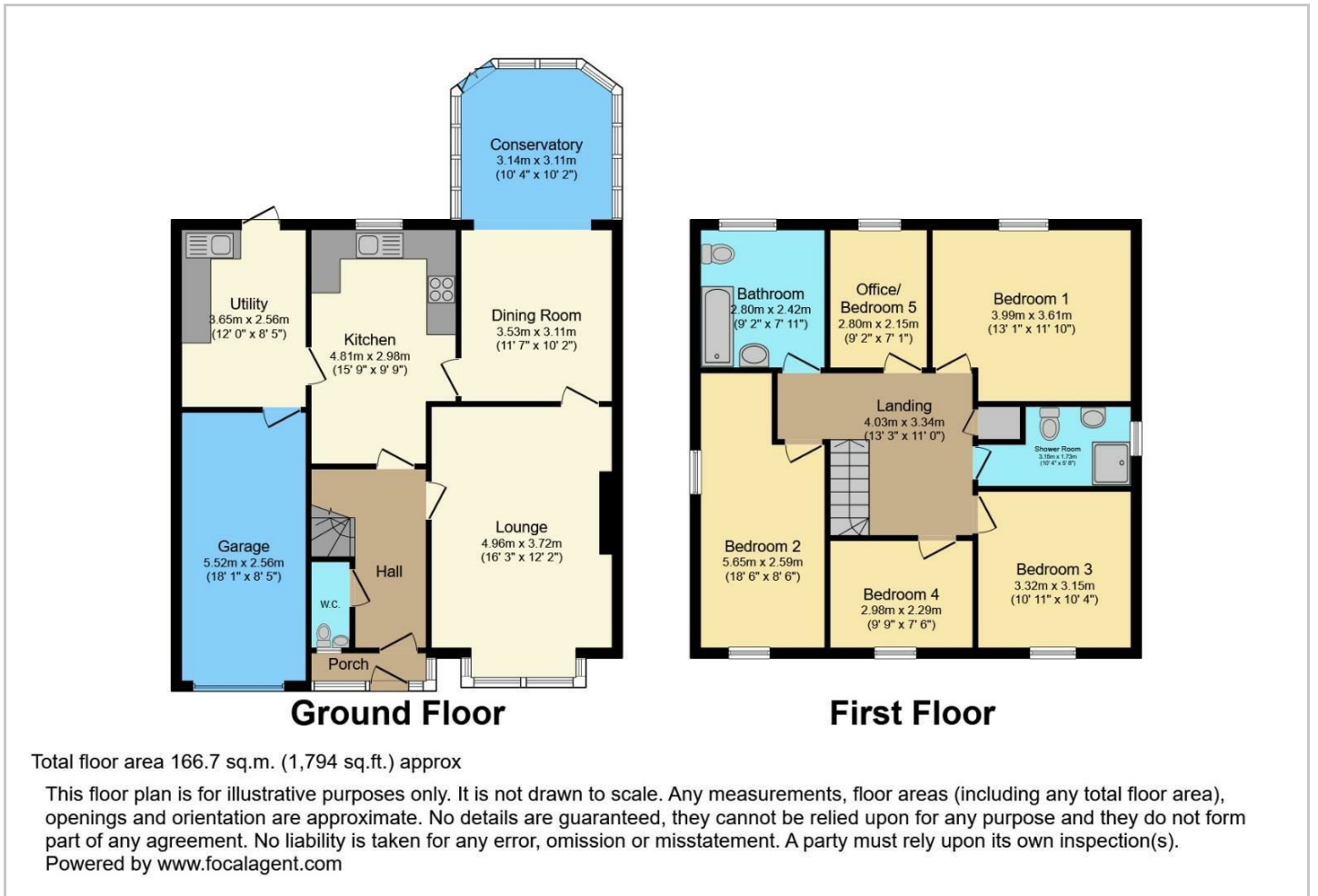
## Hybrid Map



## Terrain Map



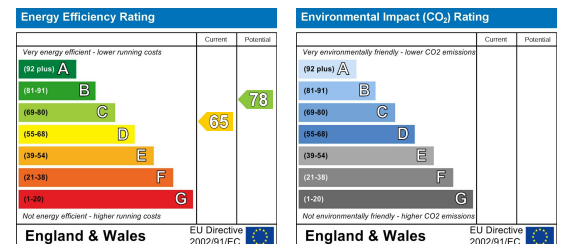
## Floor Plan



## 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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