



Culverley Crescent, Knowle

Offers Over £550,000

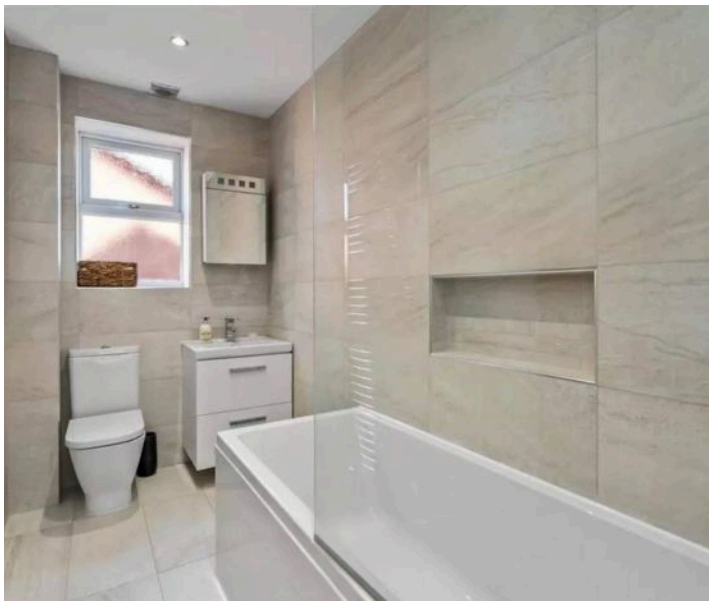




PROPERTY OVERVIEW

Welcome to this exceptional four-bedroom, two-bathroom detached house situated on a peaceful cul-de-sac, offering a tranquil retreat from the hustle and bustle of every-day life. As you approach the property, you are greeted by a substantial block-paved driveway leading to a single garage and a neatly manicured front lawn, providing ample parking space for multiple vehicles.

Upon entering, the ground floor of the property is accessed through an inviting entrance hallway. The front of the house features a contemporary breakfast kitchen, perfect for preparing delicious meals, while the rear boasts a spacious lounge diner flooded with natural light from two sets of French doors, creating a seamless connection to the outdoors. There is also a convenient downstairs WC, perfect for guests and residents alike.



Moving to the first floor, you will find four generously proportioned bedrooms, each offering a comfortable space for relaxation. The two well-appointed bathrooms include an en-suite to the principal bedroom and a family bathroom, providing convenience and privacy for the occupants.



Stepping outside to the rear of the property, you will discover a well-maintained garden predominantly laid to lawn, ideal for outdoor activities and enjoying the fresh air. A full-width patio area offers a perfect spot for al fresco dining or simply unwinding while soaking up the sunshine.

Situated within walking distance to Knowle High Street and all local amenities within reach, while still maintaining a peaceful residential setting. Additionally, being set in the prestigious Arden Academy catchment area, residents can enjoy access to renowned educational facilities, ensuring a quality learning environment for families with school-age children.

In summary, this modern detached house provides a perfect blend of comfort, convenience, and style, making it an ideal place to call home for those seeking a well-appointed residence in a desirable location. Don't miss the opportunity to make this exceptional property your own and experience the epitome of gracious living in a sought-after neighbourhood.





- Modern Four Bedroom Two Bathroom Detached House Located On A Quiet Cul-De-Sac
- Set Behind A Large Block Paved Driveway Benefiting From A Single Garage & Front Lawn
- All Downstairs Accommodation Is Accessed Via The Entrance Hallway, To The Front Of The Property Is A Modern Breakfast Kitchen & To The Rear Is A Large Lounge Diner With Two Sets Of French Doors
- Upstairs, The Property Boasts Four Bedrooms And Two Well Appointed Bathrooms, One Of Which Is En-suite To The Principal Bedroom
- To The Rear Of The Property Is The Garden Which Is Mostly Laid With Lawn & Benefits From A Full Width Patio
- Located Walking Distance To Knowle High Street & All Local Amenities
- Set In The Prestigious Arden Academy Catchment Area





PROPERTY LOCATION

Knowle is a conveniently located and 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. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: E

Tenure: Freehold



ENTRANCE HALLWAY

BREAKFAST KITCHEN

17' 9" x 9' 6" (5.41m x 2.90m)

LOUNGE DINER

22' 10" x 10' 9" (6.95m x 3.27m)

WC

INTEGRAL GARAGE

14' 11" x 8' 2" (4.54m x 2.49m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 1" x 10' 6" (3.38m x 3.20m)

ENSUITE

9' 8" x 2' 11" (2.94m x 0.90m)

BEDROOM TWO

10' 6" x 9' 7" (3.20m x 2.93m)

BEDROOM THREE

10' 2" x 8' 6" (3.10m x 2.58m)

BEDROOM FOUR

12' 7" x 7' 3" (3.84m x 2.20m)

BATHROOM

9' 8" x 4' 11" (2.94m x 1.50m)

TOTAL SQUARE FOOTAGE

109.0 sq.m (1173 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

FULL WIDTH PATIO

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, some curtains, some blinds, underfloor heating, garden shed and electric garage door.

ADDITIONAL INFORMATION

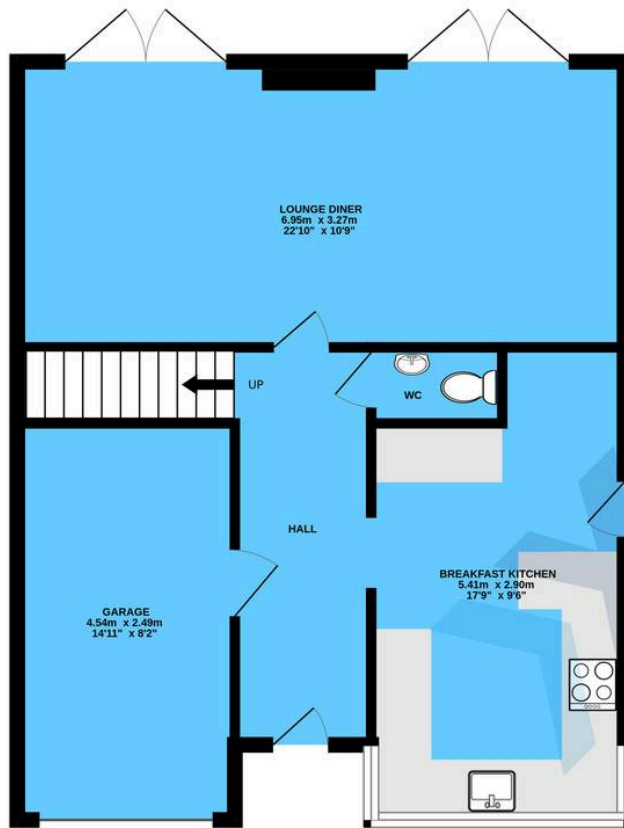
Services – direct mains water, sewers and electricity.
Broadband – FTTP (fibre to the premises). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

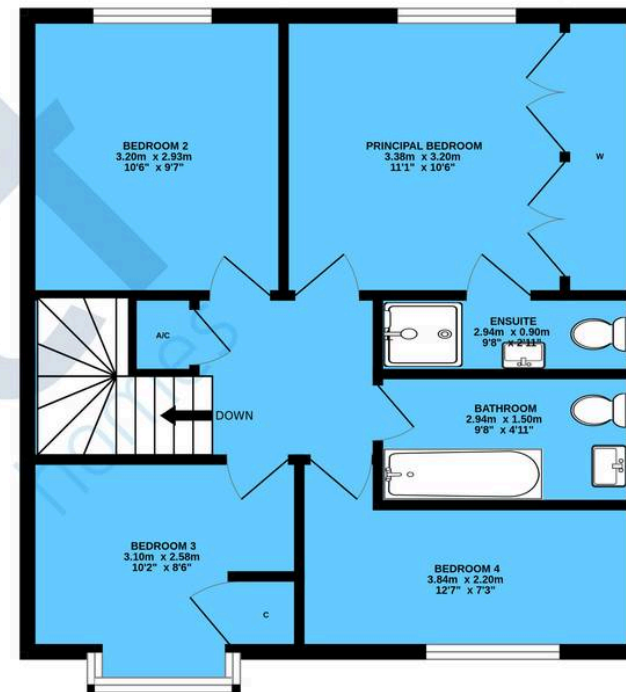
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 109.0 sq.m. (1173 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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