



**Starbold Crescent, Knowle**

Guide Price £560,000







## PROPERTY OVERVIEW

Set just a stone's throw away from the picturesque Knowle Park, this extended four-bedroom detached house offers a prime location and abundant living space. The property is nestled behind a front lawn and tarmac driveway, further enhanced by a garage store for added convenience. Upon entering, the downstairs of the property presents a spacious layout including two well-proportioned lounge/diner areas and an extended breakfast kitchen, ideal for both every-day living and entertaining guests. Upstairs, the property features four generously sized bedrooms serviced by a family bathroom and a downstairs wet room for added convenience. The rear of the property boasts a beautifully landscaped garden with a full-width patio that provides the perfect space for outdoor relaxation and enjoyment. Conveniently situated just moments away from Knowle Park, residents will also benefit from being within walking distance to Knowle Village and all the amenities this charming area has to offer.





This property is presented to the market with the additional benefit of no upward chain, providing a seamless transaction for potential buyers. Furthermore, its location within the prestigious Arden Academy catchment area further adds to its appeal. In summary, this property offers a rare opportunity to own a spacious family home in a sought-after location that blends convenience with tranquillity, making it a truly desirable place to call home. Schedule a viewing today to truly appreciate all that this property has to offer.

#### 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







## **HALL**

## **LOUNGE**

31' 5" x 11' 4" (9.58m x 3.45m)

## **DINING AREA**

## **BREAKFAST KITCHEN**

12' 8" x 8' 8" (3.86m x 2.64m)

## **UTILITY ROOM**

6' 9" x 5' 2" (2.06m x 1.57m)

## **WET ROOM**

7' 1" x 2' 9" (2.16m x 0.84m)

## **INTEGRAL GARAGE/STORE**

## **FIRST FLOOR**

## **BEDROOM ONE**

11' 7" x 11' 3" (3.53m x 3.43m)

## **BEDROOM TWO**

13' 0" x 10' 0" (3.96m x 3.05m)

## **BEDROOM THREE**

7' 8" x 7' 5" (2.34m x 2.26m)

## **BEDROOM FOUR**

9' 4" x 6' 1" (2.84m x 1.85m)

## **BATHROOM**

9' 4" x 5' 0" (2.84m x 1.52m)

## **TOTAL SQUARE FOOTAGE**

113.0 sq.m (1216 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN WITH FULL WIDTH PATIO AREA**

## **ITEMS TO BE INCLUDED IN THE SALE**

TBC

## **ADDITIONAL INFORMATION**

Services – mains water, gas, electricity and sewers.

Broadband – FTTP (fibre to the premises).

## **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.

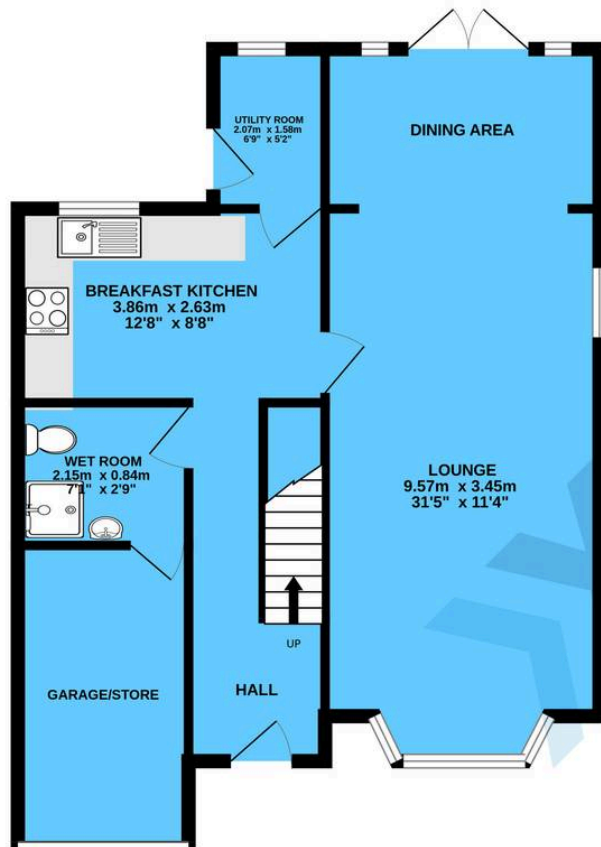
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



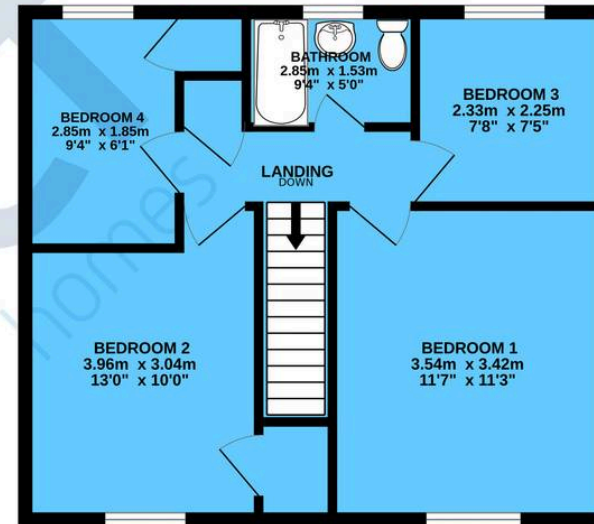




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 113.0 sq.m. (1216 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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# Xact Homes

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