



## Crabmill Close, Knowle

Offers In Excess Of £750,000

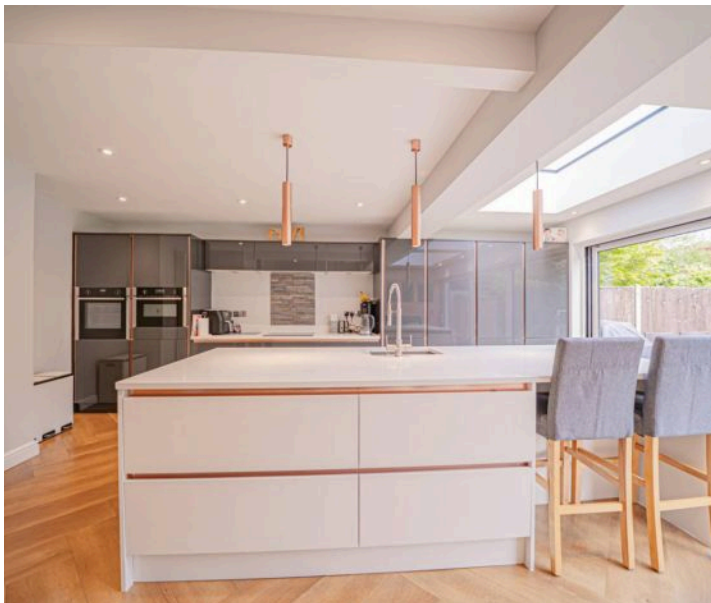






## PROPERTY OVERVIEW

Nestled within a quiet cul-de-sac, this significantly extended and modernised five-bedroom detached property presents a refined opportunity for contemporary living. Set behind a spacious gravel driveway and supplemented by a single garage, the property greets you with ample parking and a sense of arrival. Upon entering through the expansive hallway, you are welcomed into a luxurious living space. To the front, a vast lounge beckons with its captivating feature log-burning fireplace, offering a cosy retreat for relaxation. The heart of the home lies to the rear, where a generous kitchen/diner & family room await. Fully equipped with modern appliances and complemented by sliding doors that open onto the garden, this space effortlessly combines style and functionality. Enhancing the practicality of the home, a convenient utility room and a well-appointed guest WC stand ready to cater to daily needs. Ascending the stairs reveals a second story dedicated to comfort and tranquillity. Five well-proportioned bedrooms await, serviced by two sleek modern bathrooms, one of which boasts an en-suite to the principal bedroom. The principal bedroom itself, positioned at the front, exudes sophistication with fitted wardrobes and an en-suite walk-in shower room. As you explore further, the recently landscaped garden to the rear beckons for outdoor enjoyment, featuring a charming patio for al fresco dining and entertainment.







Conveniently situated within close proximity to Knowle Village and local schools, the property offers a desirable lifestyle enriched by its surroundings.

Embracing modern technology, smart home features seamlessly integrate convenience and efficiency into daily living. This meticulously designed property not only offers a stylish sanctuary but also underscores the essence of contemporary living, setting a benchmark for refined comfort and elegant charm. An ideal oasis for those seeking a harmonious blend of space, style, and modern convenience.

#### 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: F

Tenure: Freehold







- Significantly Extended & Modernised Five Bedroom Detached Property Positioned On A Quiet Cul-De-Sac
- Set Behind A Large Gravel Driveway & Accompanying Single Garage Providing Ample Parking
- All Living Accommodation Is Accessed Via A Large Entrance Hallway With Plentiful Storage
- To The Front Of The Property Is A Large Lounge With Feature Log Burning Fireplace
- To The Rear Of The Property Is A Large Modern Kitchen/ Diner & Family Rooms With Fully Fitted Appliances & Sliding Doors To The Garden
- The Kitchen Is Supported By A Useful Utility Room & The Property Also Benefits From A Well Appointed Guest WC
- Upstairs The Property Boasts Five Good sized Bedrooms Which Are Serviced By Two Modern Bathrooms One If Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Newly Landscaped Garden With Feature Patio
- Located A Stones Throw Away From Knowle Village & Local Schools

#### **PORCH**

10' 4" x 6' 11" (3.15m x 2.11m)

#### **ENTRANCE HALLWAY**

6' 4" x 6' 0" (1.93m x 1.83m)

#### **WC**

#### **LOUNGE**

15' 6" x 11' 8" (4.72m x 3.56m)

#### **KITCHEN/DINER & FAMILY ROOM**

31' 7" x 23' 9" (9.63m x 7.24m)

#### **UTILITY ROOM**

14' 5" x 3' 7" (4.39m x 1.09m)



**INTEGRAL GARAGE**

16' 8" x 8' 4" (5.08m x 2.54m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

14' 4" x 12' 2" (4.37m x 3.71m)

**ENSUITE**

10' 10" x 4' 11" (3.30m x 1.50m)

**BEDROOM TWO**

11' 9" x 11' 1" (3.58m x 3.38m)

**BEDROOM THREE**

10' 7" x 10' 4" (3.23m x 3.15m)

**BEDROOM FOUR**

10' 6" x 10' 4" (3.20m x 3.15m)

**BEDROOM FIVE**

7' 8" x 6' 8" (2.34m x 2.03m)

**BATHROOM**

7' 3" x 4' 11" (2.21m x 1.50m)

**OUTSIDE THE PROPERTY****LANDSCAPED GARDEN WITH PATIO****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, garden shed, electric garage door, all carpets, blinds and light fittings, some curtains, car charging point (fitted 2024) and fitted wardrobes in three bedrooms.





### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part 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.



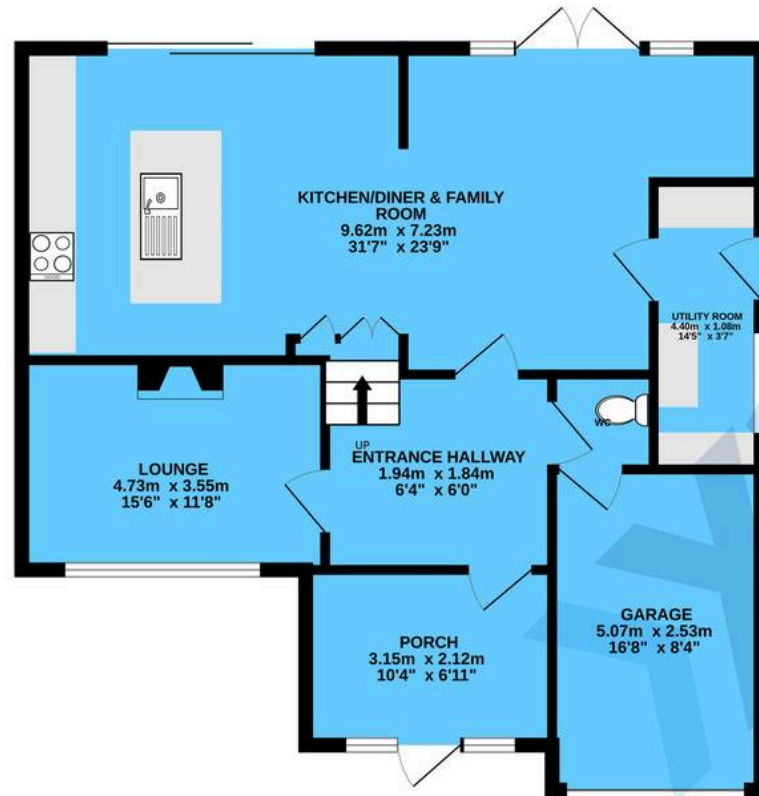




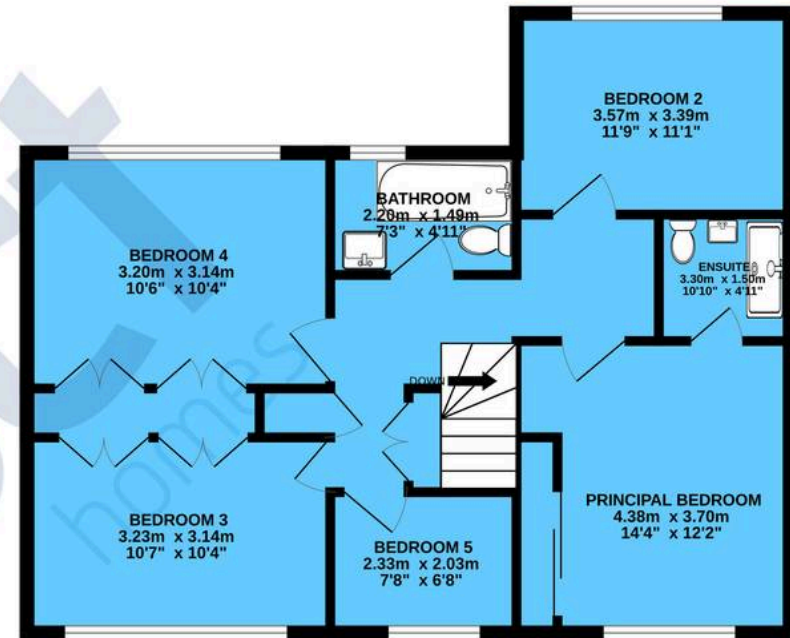




GROUND FLOOR



1ST FLOOR



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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