



**Starbold Crescent, Knowle**

Guide Price £675,000







## PROPERTY OVERVIEW

This four-bedroom detached house modernised to a high specification, is situated adjacent to Knowle Park, offering a tranquil and well-connected location. As you approach, the property presents itself behind a neatly manicured front lawn and tarmac driveway, complemented by a single garage for convenient parking. Upon entering through the welcoming entrance hallway, you are greeted by a spacious and light-filled dual-aspect lounge/diner, ideal for relaxation and entertaining. The property also features a modern newly fitted to high spec premium Leicht German kitchen with Siemens appliances (integrated dishwasher, microwave, oven, fridge/freezer, induction hob) and instant hot tap, providing a stylish space for culinary creations, with direct access onto the garden for al fresco dining opportunities. Ascending to the upper floor, you will find four well-proportioned bedrooms, each offering comfortable accommodation and ample natural light. These bedrooms are serviced by a newly fitted modern Porcelanosa bathroom, featuring both a separate bath and shower for added convenience and luxury. To the rear of the property lies a generously sized east-facing garden, offering a private outdoor space for gardening, recreation, or relaxation in the sunshine.





This property benefits from its location within the prestigious Arden Academy catchment area, ensuring access to high-quality education for families. Moreover, its proximity to Knowle Village means that all the amenities this vibrant community has to offer are within walking distance, from boutique shops to cosy cafes, ensuring a convenient and enjoyable lifestyle for its residents. In summary, this property presents an excellent opportunity for those seeking a modern family home in a desirable location, blending comfort, style, and convenience seamlessly. Book your viewing today to experience all this residence 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







- Modernised Four Bedroom Detached House Located Adjacent To Knowle Park
- Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Single Garage
- Large Dual Aspect Lounge/Diner & Modern Newly Fitted Kitchen With Access Onto The Garden
- Upstairs The Property Boasts Four Well Proportioned Bedrooms Which Are All Serviced By A Newly Fitted Modern Bathroom With A Separate Bath & Shower
- To The Rear Of The Property Is A Large East Facing Garden
- Set Within The Prestigious Arden Academy Catchment Area
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer

#### **ENTRANCE HALLWAY**

#### **LOUNGE/DINER**

11' 8" x 22' 4" (3.56m x 6.81m)

#### **KITCHEN**

13' 4" x 8' 7" (4.06m x 2.62m)

#### **PANTRY**

#### **INTEGRAL GARAGE**

8' 1" x 16' 10" (2.46m x 5.13m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 10" x 11' 7" (3.61m x 3.53m)

#### **BEDROOM TWO**

10' 1" x 10' 3" (3.07m x 3.12m)

#### **BEDROOM THREE**

8' 1" x 8' 7" (2.46m x 2.62m)

#### **BEDROOM FOUR**

6' 6" x 9' 10" (1.98m x 3.00m)



**BATHROOM**

10' 4" x 5' 6" (3.15m x 1.68m)

**TOTAL SQUARE FOOTAGE**

103.0 sq.m (1108 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GENEROUSLY SIZED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Siemens integrated oven, Siemens integrated induction hob, Faber extractor, Siemens microwave, Siemens fridge/freezer, Siemens dishwasher, instant hot tap, garden shed, all carpets and some blinds.

**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.

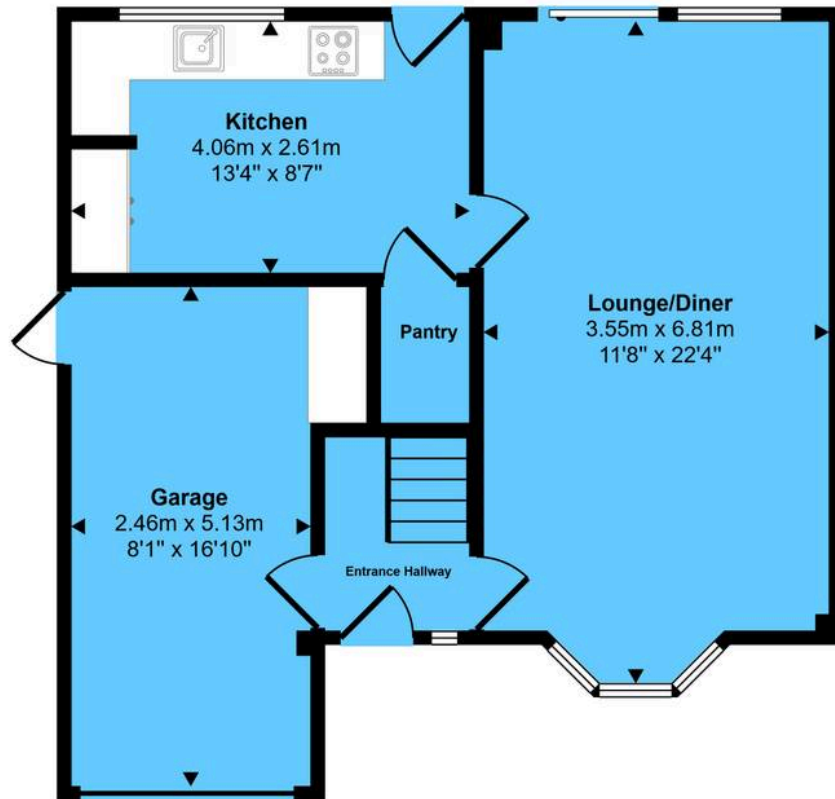
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

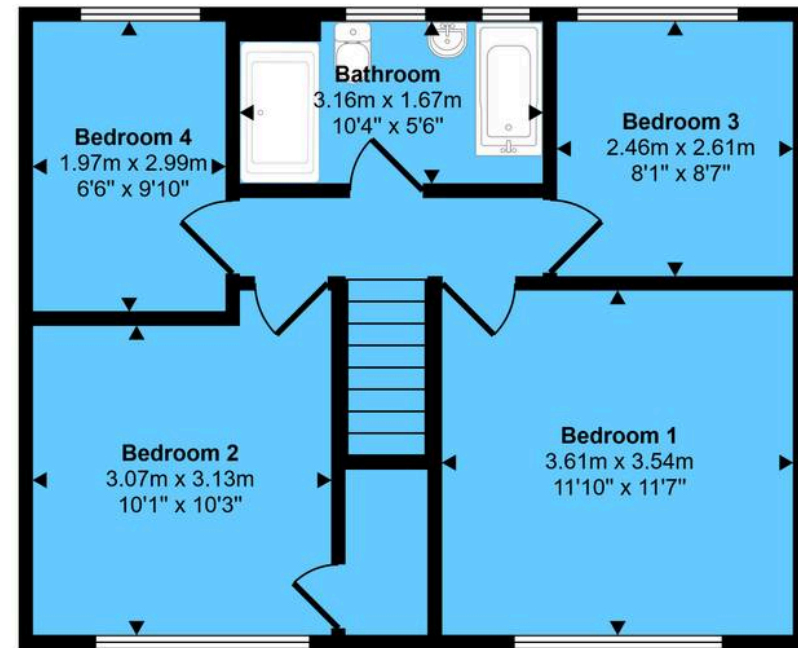




Approx Gross Internal Area  
103 sq m / 1108 sq ft



Ground Floor  
Approx 54 sq m / 576 sq ft



First Floor  
Approx 49 sq m / 532 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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