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63 Crabmill Close, Knowle

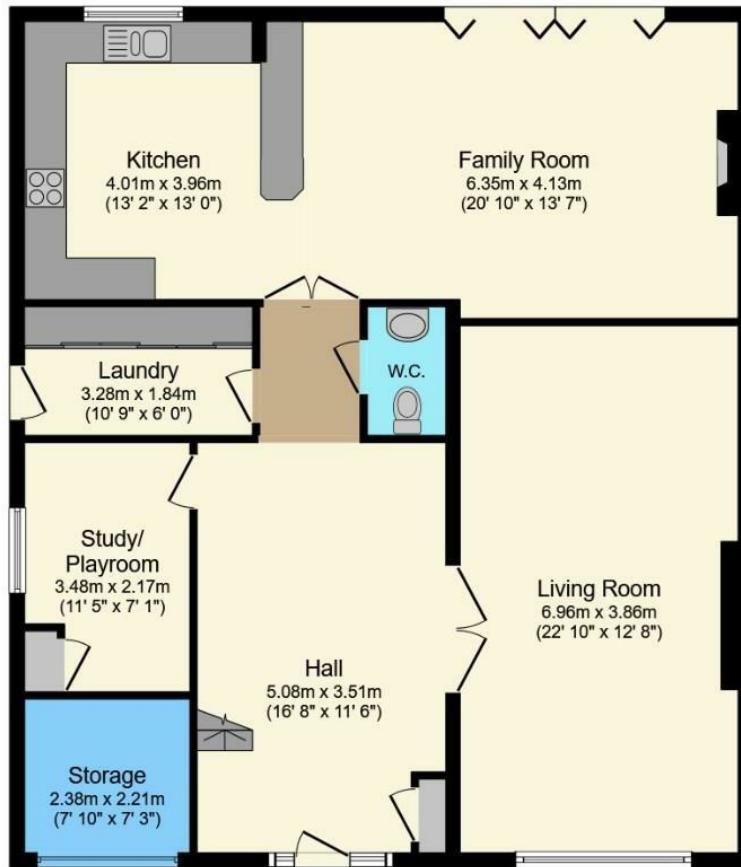
# **63 Crabmill Close, Knowle, Solihull, B93 0NP**

## **Offers Over £800,000**

Located in the quiet cul-de-sac of Crabmill Close, Knowle, this delightful house offers a perfect blend of modern living and comfort. The property benefits from underfloor heating throughout the ground floor, with gas central heating to the upper floor. Upon entering, you are greeted by an open hallway, off which leads the main living room having feature electric fire, and also the open plan Shaker kitchen and family room - the heart of the home. This spacious area is ideal for both cooking and entertaining, allowing for a seamless flow between the kitchen and living spaces.

The main bedroom benefits from having a dressing room and en-suite. Additionally, the second bedroom comes complete with its own en-suite, making it perfect for guests or family members seeking privacy. There are also two further well-proportioned bedrooms, ensuring that there is plenty of space for a growing family or for those who enjoy having a home office or guest room. The overall layout of the house is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

This property is not just a house; it is a home that promises comfort and style in a desirable location. With its modern amenities and spacious living areas, it is an excellent opportunity for anyone looking to settle in the vibrant community of Knowle.

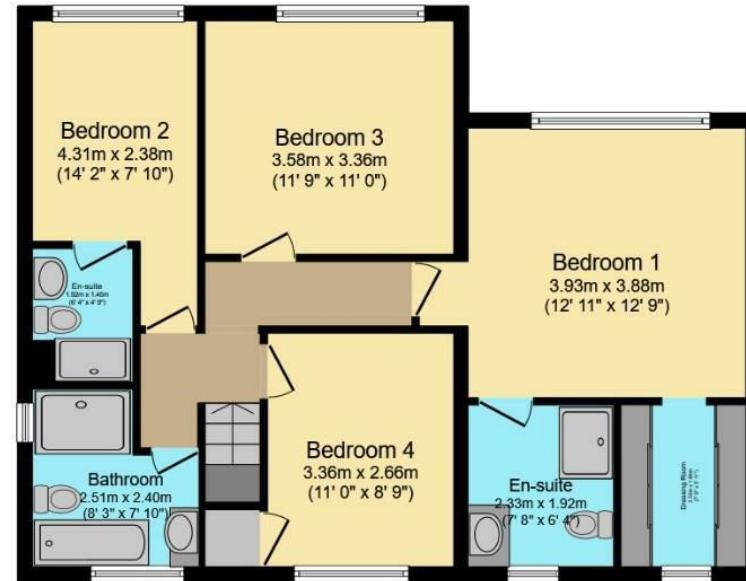


## Ground Floor

Total floor area 196.7 sq.m. (2,118 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## First Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC	EU Directive 2002/91/EC		
England & Wales	England & Wales		

## LOCATION

Located in the heart of Knowle village, the property sits in a quiet cul-de-sac close to all local amenities and facilities, including the Doctors, Church of England Primary School and Arden Academy School.

## ON THE GROUND FLOOR

Approached over a driveway of decorative stone chippings with laurel hedge to right hand side. The property is accessed via an impressive bespoke open canopy, part brick and oak front porch with UPVC front door opening onto the hallway. The ground floor has underfloor heating throughout with the upper floor having gas central heating.

## HALLWAY

Having LVT flooring in herringbone effect throughout the downstairs (except the living room), ceiling downlights and cloaks cupboard with hanging rail and shelf.

## DOWNSTAIRS WC

Having wash hand basin with fitted cupboard below, low level WC and wall mounted heated towel rail.

## LIVING ROOM (front)

22'10" x 12'7"

Having feature inset electric fire, window to front, two wall light points and ceiling downlights.

## STUDY/PLAYROOM (side)

11'5" x 7'1"

Having useful cupboard off.

## OPEN PLAN SHAKER KITCHEN & FAMILY ROOM

KITCHEN AREA - 4.01m x 3.96m (13'2" x 13'0") – having range of Shaker base and wall units, inset Belfast sink with Quooker mixer tap, AEG electric double oven/microwave, Lamona electric hob with extractor over, Lamona fridge and freezer, Lamona integrated dishwasher and Lamona wine fridge – all with complimentary work surfaces over. Also, matching breakfast bar area with matching cupboards under and three pendants lights above, plus several downlights to the kitchen area and family areas.

FAMILY ROOM - 6.35m X 4.13m (20'10" x 13'7") – having electric fire/blow heater, alcove display shelving each side, two skylights, and five bi-fold doors leading to the rear garden.

## LAUNDRY (side)

10'9" x 6'0"

Having range of fitted base and wall cupboards with complimentary work surfaces, stainless steel sink unit with mixer tap, Lamona automatic washing machine, Lamona tumble dryer and Lamona fridge. Door to side entrance of the property, leading to rear garden and gate to front driveway.

## ON THE FIRST FLOOR

Staircase from the Hall leads up to the first floor landing - having loft ladder access to the LOFT which is part boarded and has electric light. Leading off the landing are:

MAIN BEDROOM SUITE WITH DRESSING ROOM & EN SUITE SHOWER ROOM, SECOND BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS AND FAMILY BATHROOM

## MAIN BEDROOM SUITE (rear)

12'10" x 12'8"

Having central heating radiator.

## DRESSING ROOM

7'7" x 5'10"

Leading off the bedroom - having hanging rails and drawers.

## EN-SUITE SHOWER ROOM

7'7" x 6'3"

Having shower cubicle with overhead square rainfall showerhead plus hand held shower head, vanity basin with two drawers under, low level WC, and heated wall mounted towel rail.

## BEDROOM TWO (rear)

14'1" x 7'9"

Having central heating radiator.

## EN-SUITE SHOWER ROOM

6'3" x 4'9"

Having shower cubicle, shower tray, sliding door, rainfall showerhead plus hand held shower head, wash hand basin with cupboard below, low level WC and wall mounted heated towel rail.

## BEDROOM THREE (rear)

11'8" x 11'0"

Having central heating radiator.

## BEDROOM FOUR (front)

11'0" x 8'8"

Having central heating radiator and useful cupboard off with hanging rail.

## FAMILY BATHROOM (front)

8'2" x 7'10"

Having panelled bath, wash hand basin with cupboard below, low level WC, shower cubicle with sliding door and round rainfall showerhead plus hand held shower head, and wall mounted heated towel rail.

## OUTSIDE

### REAR GARDEN

Having tiled terrace leading to triangle-shaped lawned area with hedging, plus side garden which is currently used as a children's play area.

## STORAGE AREA

7'9" x 7'3"

Accessed from the front driveway – this was the original garage, but is now just storage space, as half the size.

## 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 E.

### 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.

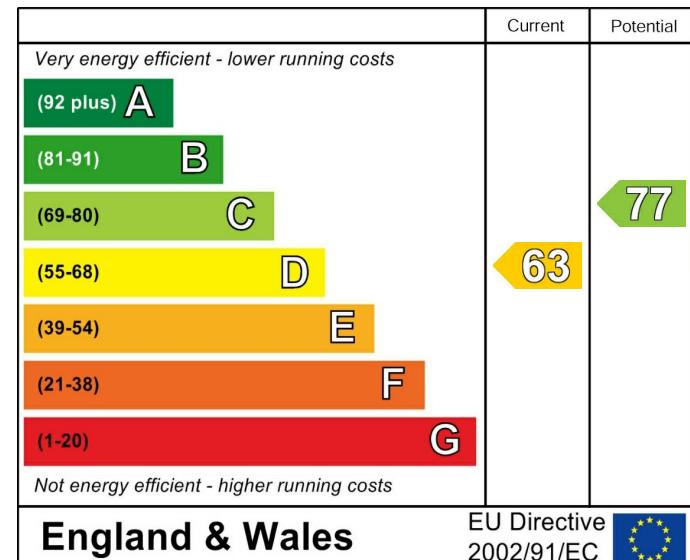
## REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters 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.

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





