



16 Starbold Crescent, B93 9JX
Sale Price of £695,000



**Love
Property Co.**

16 Starbold Crescent, Knowle, Solihull, B93 9JX

Tenure – Freehold

EPC Rating – Rating B

Council Tax Band - F

Love Property Co are pleased to offer this must be viewed to be appreciated extended, beautifully presented well maintained 1,740.1 sq. ft (161.7sq. metres) extended property offering four bedrooms, upgraded kitchen with integrated appliances separate dining room and benefits from a private, well established beautiful garden with two patio areas and off-road parking for multiple vehicles with a large single garage with electric doors.

Upon entering the property through the porch the hallway provides access to all downstairs rooms including kitchen, utility, dining room lounge, conservatory/garden room, wc and garage.

To the first floor there are four bedrooms, with the Principle bedroom having an en-suite and all bedrooms having built in wardrobes (Principle bedroom designed and fitted by Olton bedrooms) . There is a family bathroom with shower over bath and a good-sized landing providing access to the part boarded loft with ladders and light and airing cupboard housing the insulated hot water tank with immersion heater.

Externally the private professionally designed well maintained, well stocked shrubbed garden is lovely and is mainly laid to lawn with hedges and has a patio area at the top of the garden and a shed (with electric power) and a greenhouse and an outside tap. The Tarmac driveway has parking for multiple cars with a single garage with side access.

The property also benefits from Solar panels which provide cheaper electricity and the Vendors have indicated that an approximate £1,000 return on power that is sold back to the grid.



PROPERTY MEASUREMENTS

KITCHEN

15' 2" x 9' 6" (4.62m x 2.90m)

UTILITY

10' 2" x 8' 3" (3.09m x 2.52m)

LOUNGE

16' 5" x 12' 0" (5.00m x 3.67m)

DINING ROOM

11' 5" x 10' 2" (3.49m x 3.10m)

CONSERVATORY/GARDEN ROOM

11' 8" x 8' 8" (3.55m x 2.64m)

WC

5' 4" x 3' 7" (1.61m x 1.08m)

PRINCIPAL BEDROOM ONE

12' 11" x 16' 0" (3.93m x 4.87m)

EN-SUITE

4' 10" x 8' 3" (1.47m x 2.52m)

BEDROOM TWO

9' 5" x 13' 0" (2.87m x 3.96m)

BEDROOM THREE

7' 5" x 18' 1" (2.25m x 5.51m)

BEDROOM FOUR

10' 10" x 10' 2" (3.29m x 3.11m)

FAMILY BATHROOM

5' 7" x 10' 2" (1.70m x 3.11m)

GARAGE

20' 2" x 8' 3" (6.15m x 2.52m)

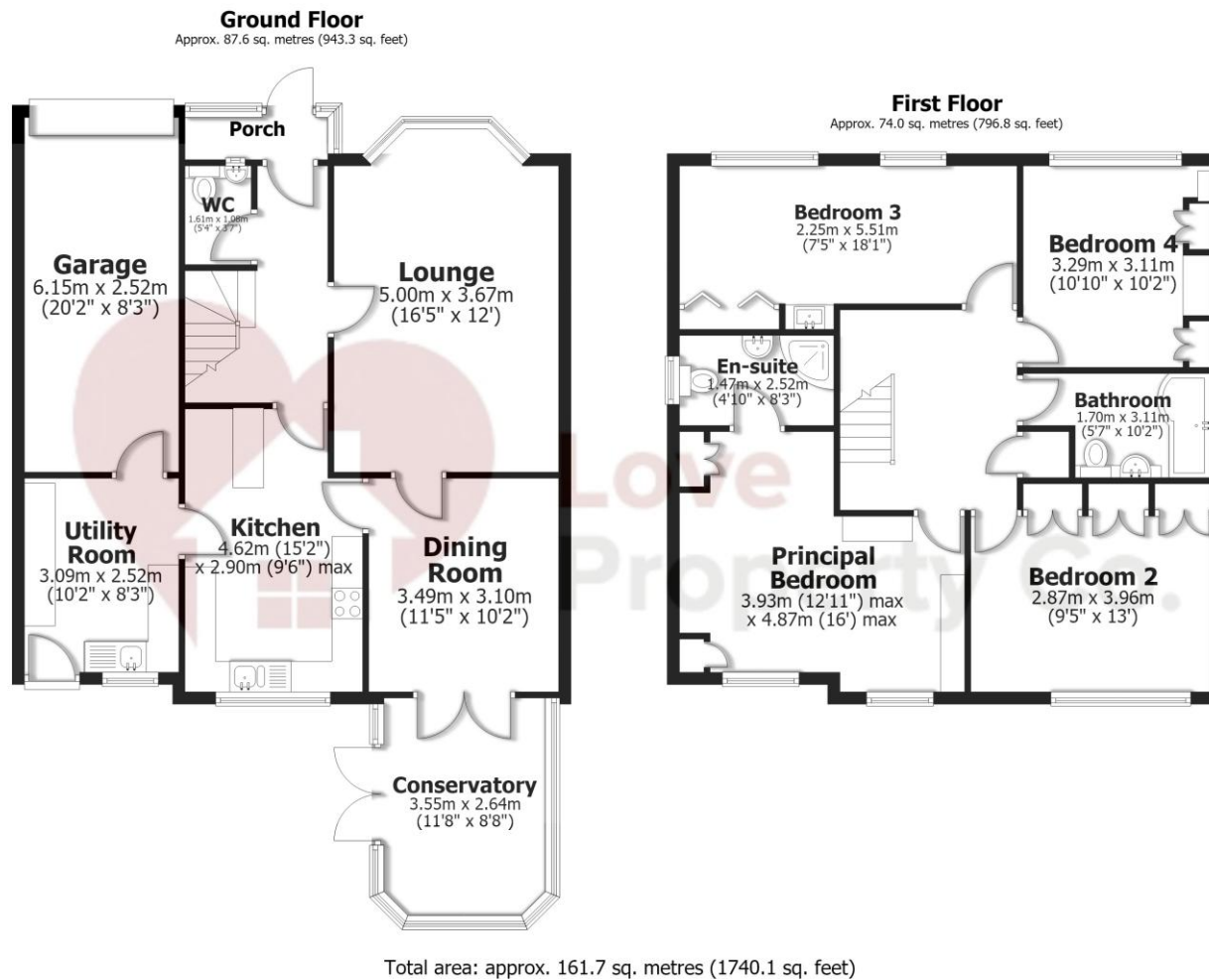
TOTAL SQUARE FOOTAGE

1740.1 sq. Feet (161.7 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk

