



**Starbold Crescent, Knowle**

Offers Over **£250,000**





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this delightful two bedroom first floor apartment located on a quiet cul-de-sac in Knowle within walking distance to the village center and all local amenities. The property is accessed via a communal entrance and upon entering the apartment you are greeted by a welcoming hallway with ample storage space and WC. The apartment is made up of:- a spacious living / dining room benefiting from an abundance of natural light and views to the rear gardens; a fitted kitchen with breakfast bar; two double bedrooms, one of which is a large principle bedroom with fitted wardrobes; and a family bathroom. Outside the property enjoys well maintained communal gardens and a single garage in a separate block. To view this superb property call Xact Homes today on 01564 777 284.



- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Quiet Cul-De-Sac In Knowle
- Living / Dining Room
- Communal Gardens
- Single Garage



## 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: D

Tenure: Share of Freehold





#### **HALLWAY**

#### **WC**

6' 0" x 2' 6" (1.83m x 0.75m)

#### **LIVING / DINING ROOM**

20' 4" x 16' 4" (6.21m x 4.99m)

#### **KITCHEN**

12' 11" x 10' 7" (3.94m x 3.23m)

#### **PRINCIPAL BEDROOM**

12' 11" x 11' 11" (3.93m x 3.64m)

#### **BEDROOM TWO**

10' 0" x 9' 11" (3.04m x 3.02m)

#### **BATHROOM**

5' 6" x 5' 0" (1.67m x 1.53m)

#### **OUTSIDE THE PROPERTY**

#### **WELL MAINTAINED COMMUNAL GARDENS**

#### **SINGLE GARAGE IN A SEPARATE BLOCK**

**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, fridge freezer, washing machine, all carpets, all curtains, fitted wardrobes in one bedroom and all light fittings.

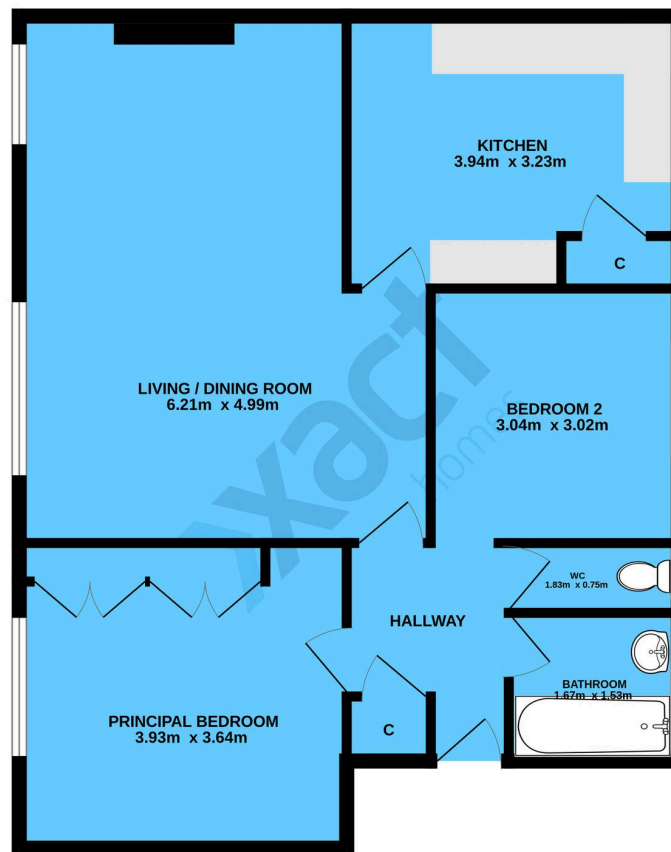
**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Service charge - £2,148 pa. Ground rent - peppercorn.  
NO pets allowed.

**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.

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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**Xact Homes**

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