



## Chantry Heath Crescent, Knowle

Offers In Excess Of £550,000





## Property Overview

We are pleased to present this exceptional extended four-bedroom detached property, located within a quiet cul-de-sac of Knowle. Situated within the desirable catchment area of Arden Academy, this impressive residence provides a perfect family home. Upon arrival, the property immediately catches the eye with its substantial frontage and large driveway, offering ample parking space for multiple vehicles which could also be extended to provide further parking. Entering the property, you are greeted by an entrance hallway that leads to the main living areas which include a large living room to the rear elevation and a versatile reception to the front which offers the ability to work from home or have a snug / play room. The ground floor is completed with a guest cloakroom and a garage / store to the front of the study. Outstanding in its design, the open plan kitchen, dining, and family room is undoubtedly the focal point of this property. Ideal for modern family living, this exceptional space provides a seamless transition between cooking, dining, and relaxation.





The stylish kitchen boasts a range of high-end integrated appliances, ample storage options, and breakfast bar. The adjacent dining and family area further enhances the sense of togetherness and provides an ideal space for socialising and quality family time. Ascending the stairs, the first floor accommodates four generously proportioned bedrooms. All bedrooms benefit from a wealth of natural light and provide comfortable spaces to retreat to at the end of the day. Completing the first floor, the modern family bathroom features high-quality fixtures and fittings, including a large walk in shower. Ideal for those who enjoy spending time outdoors, the south easterly facing rear garden is the perfect sanctuary for relaxation and recreation. Offering a peaceful escape from the every-day hustle and bustle, this well-maintained space provides ample room for outdoor furniture and al fresco dining, creating an ideal setting for entertaining friends and family. In conclusion, this extended four-bedroom detached property offers a superb family home with a blend of open plan modern living. With its excellent location within the Arden Academy catchment area and the peaceful setting of Knowle, this home requires internal inspection to be fully appreciated. Contact us today to arrange a viewing and secure your chance to own this exceptional property.



- Set Behind Large Driveway / Frontage
- Extended Four Bedroom Detached Property
- Set Within Arden Academy Catchment
- Superb Open Plan Kitchen / Dining / Family Room
- South Easterly Facing Rear Garden
- Located Within Quiet Cul-De-Sac Of Knowle



### 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

**ENTRANCE HALL**

9' 0" x 7' 9" (2.74m x 2.36m)

**WC****LIVING ROOM**

15' 1" x 14' 5" (4.60m x 4.39m)

**STUDY**

12' 0" x 8' 2" (3.66m x 2.49m)

**GARAGE/STORE**

10' 2" x 8' 2" (3.10m x 2.49m)

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM****KITCHEN**

22' 4" x 7' 9" (6.81m x 2.36m)

**DINING/FAMILY AREA**

11' 6" x 10' 10" (3.51m x 3.30m)

**FIRST FLOOR****BEDROOM ONE**

12' 6" x 12' 0" (3.81m x 3.66m)

**BEDROOM TWO**

12' 0" x 8' 2" (3.66m x 2.49m)

**BEDROOM THREE**

11' 1" x 8' 0" (3.38m x 2.44m)

**BEDROOM FOUR**

10' 10" x 8' 2" (3.30m x 2.49m)

**BATHROOM**

7' 7" x 7' 1" (2.31m x 2.16m)

**TOTAL SQUARE FOOTAGE**

134.4 sq.m (1447 sq.ft) approx.

**OUTSIDE THE PROPERTY****LARGE DRIVEWAY****SOUTH EASTERLY FACING REAR GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Smeg free standing cooker, Smeg integrated oven, Smeg integrated hob, Baumatic extractor, AEG fridge/freezer, Hotpoint dishwasher, all carpets, curtains, blinds and light fittings and fitted wardrobes in 3 bedrooms.

#### **ADDITIONAL INFORMATION**

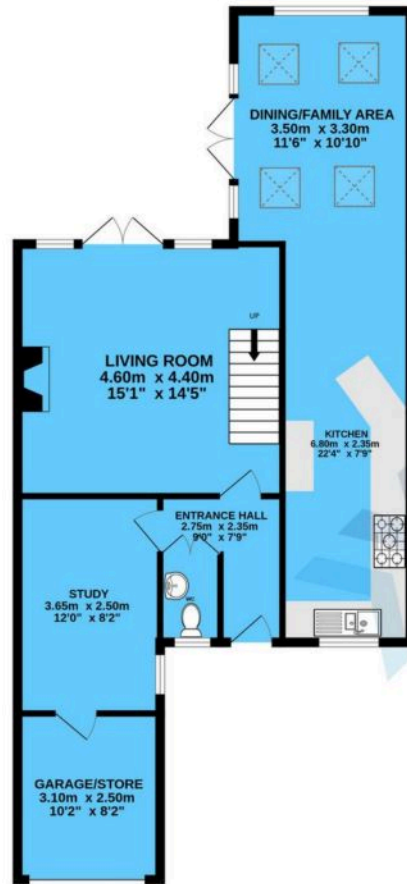
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic. Loft space - boarded with ladder and lighting.

#### **INFORMATION FOR POTENTIAL BUYERS**

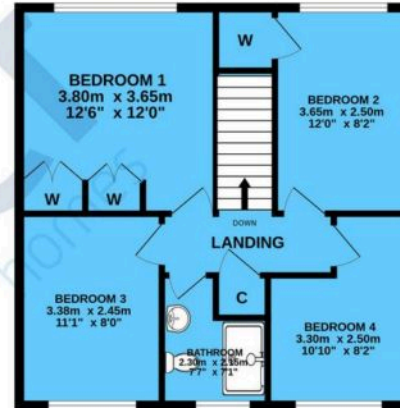
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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  
80.0 sq.m. (861 sq.ft.) approx.



1ST FLOOR  
54.5 sq.m. (586 sq.ft.) approx.



TOTAL FLOOR AREA: 134.4 sq.m. (1447 sq.ft.) approx.

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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

