



Chantry Heath Crescent, Knowle

Guide Price £650,000





PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Knowle and benefitting from being located within the catchment area for Knowle Primary and Arden Academy is this extended four bedroom detached property which requires internal inspection to be fully appreciated. The property is set back behind tarmac driveway providing ample parking with carport and garage. The property is accessed via a light and airy entrance hallway with a full width living room to the front elevation and a stunning open plan kitchen / dining and family room to the rear with feature central island, quartz worksurface and full width sliding doors opening onto the rear patio / garden and a courtesy door leading into the garage. The hallway also affords a guest cloakroom and stairs providing access to the first floor. The property affords four excellent bedrooms and a refurbished luxury bathroom to the first floor. Outside the property benefits from a private south easterly facing rear garden with full width patio and ample room for table and chairs. To view this superb family home please contact Xact Homes on 01564 777284.





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: F

Tenure: Freehold



- Within A Quiet Cul-De-Sac
- Separate Living Room
- Driveway & Carport
- South East Facing Rear Garden
- Extended Four Bedroom Detached
- Knowle & Arden Academy Catchment
- Kitchen/Dining/Family Room



HALL

WC

LIVING ROOM

19' 8" x 11' 10" (5.99m x 3.61m)

KITCHEN/DINING/FAMILY ROOM

19' 10" x 16' 1" (6.05m x 4.90m)

FIRST FLOOR

BEDROOM ONE

16' 7" x 11' 0" (5.05m x 3.35m)

BEDROOM TWO

12' 2" x 10' 10" (3.71m x 3.30m)

BEDROOM THREE

12' 2" x 9' 0" (3.71m x 2.74m)

BEDROOM FOUR

11' 4" x 8' 8" (3.45m x 2.64m)

BATHROOM

11' 2" x 5' 7" (3.40m x 1.70m)

TOTAL SQUARE FOOTAGE

144.4 sq.m (1554 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY & CARPORT

GARAGE

27' 7" x 7' 10" (8.41m x 2.39m)

SOUTH EAST FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, warming drawer, integrated hob, extractor, microwave, two fridge freezers, dishwasher and all carpets, blinds and light fittings.

ADDITIONAL INFORMATION

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

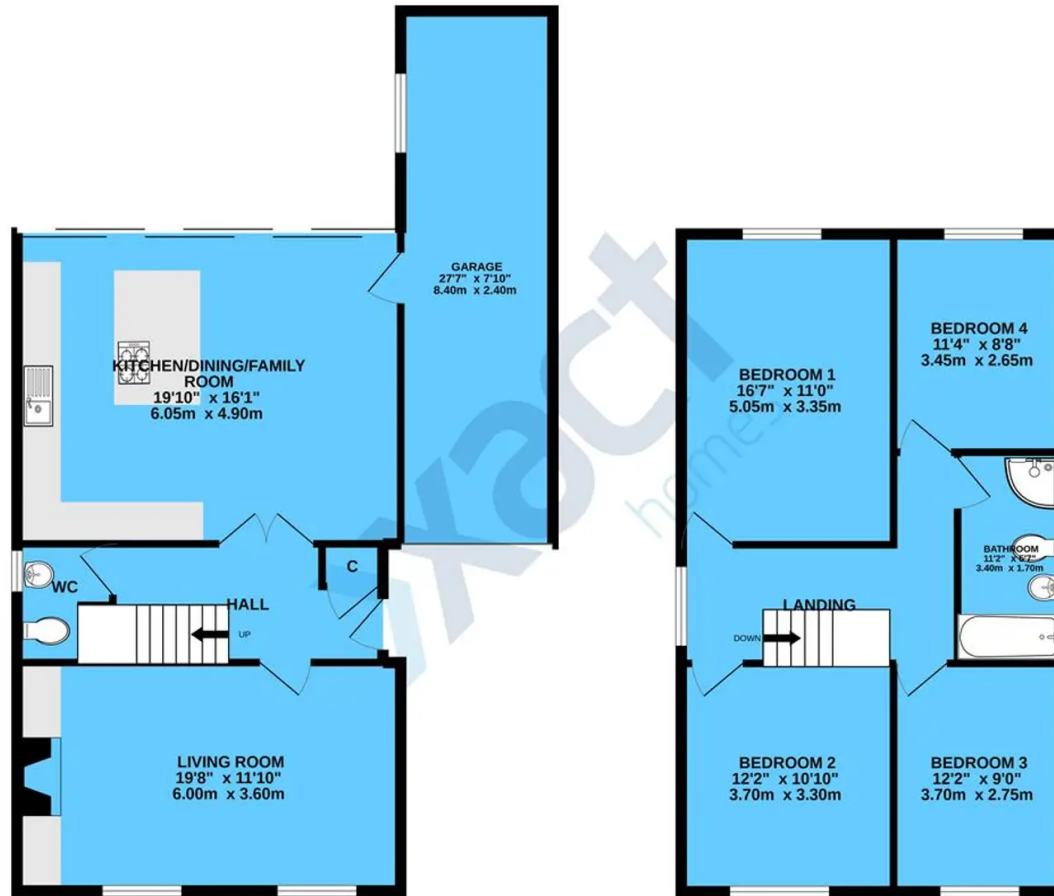
MONEY LAUNDERING REGULATIONS

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.



GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.

1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) 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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