



Chantry Heath Crescent, Knowle

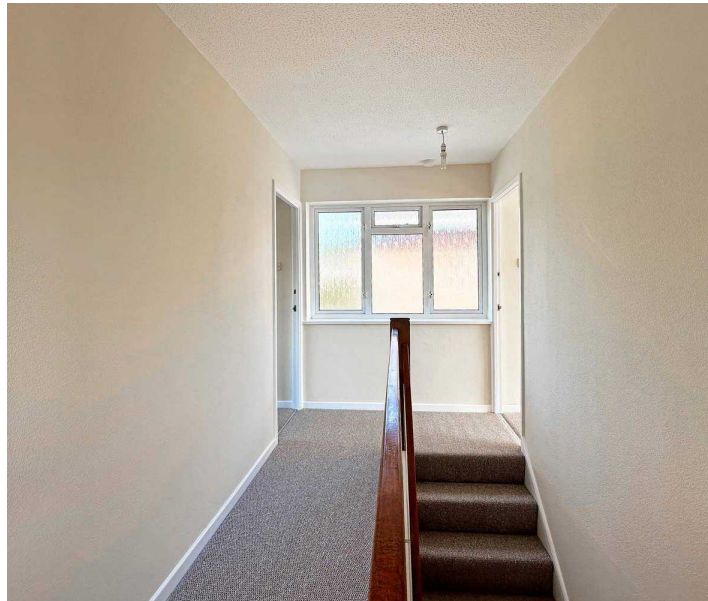
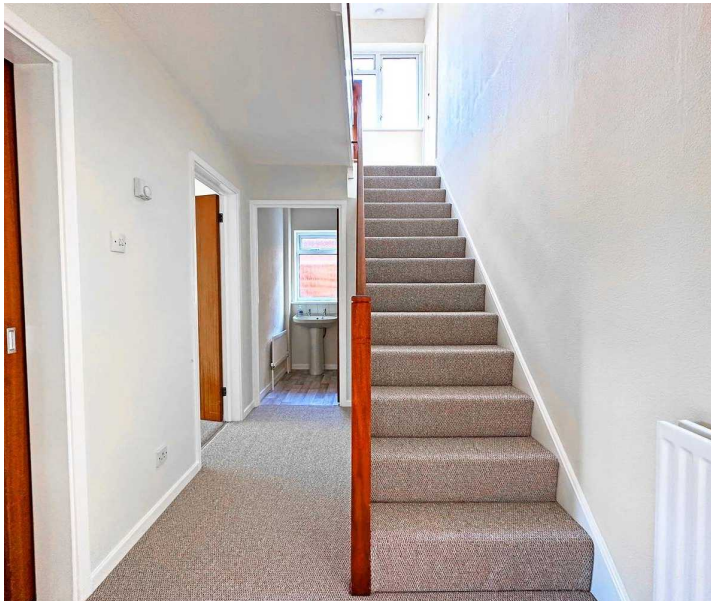
Guide Price £550,000





PROPERTY OVERVIEW

We are delighted to present this extended four-bedroom detached property located in a highly sought-after area, boasting a convenient proximity within walking distance to Knowle and all local schools. This property offers an exceptional opportunity for the discerning buyer with its outstanding potential, set within the prestigious Arden Academy catchment and being offered with no upward chain. Upon entering the property, you are greeted by a spacious and bright living room, complemented by an extended dining room that provides ample space for entertaining guests or enjoying precious family moments. The extended breakfast kitchen also offers an excellent space and could be integrated with the dining room to provide a large open plan kitchen / dining and family room. The property comprises four well-proportioned bedrooms, providing comfortable accommodation for the entire family. A family bathroom serves the bedrooms, offering convenience and functionality. This home presents a canvas for customisation and enhancement, providing scope for modernisation and improvement to suit individual preferences and tastes.





Outside, the property features a garage and carport, providing secure parking and additional storage space. The driveway offers further parking space for residents and guests alike. To the rear, a lawned garden provides a retreat, perfect for relaxation and outdoor activities. The location of this property is truly enviable, being within walking distance to Knowle, renowned for its charming village atmosphere and array of amenities. The proximity to local schools makes this home an ideal choice for families seeking quality education options for their children. Additionally, the property is situated within the catchment area of the prestigious Arden Academy, enhancing its desirability for families seeking excellent educational opportunities. In summary, this extended four-bedroom detached property offers a fantastic opportunity for those seeking a home with great potential in a desirable location. With its generous living spaces, sought-after location, and scope for improvement, this property presents an exciting opportunity to create a dream home tailored to individual preferences. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.



- No Upward Chain
- Walking Distance To Knowle And All Local Schools
- Extended Four Bedroom Detached With Outstanding Potential
- Garage And Carport
- Living Room, Extended Dining Room And Extended Breakfast Kitchen
- Four Bedrooms And Family Bathroom
- Arden Academy Catchment
- Lawned Rear Garden



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 HALLWAY**

14' 1" x 6' 0" (4.29m x 1.83m)

WC

6' 0" x 5' 0" (1.83m x 1.52m)

LIVING ROOM

20' 0" x 12' 0" (6.10m x 3.66m)

DINING ROOM

14' 10" x 9' 6" (4.52m x 2.90m)

BREAKFAST KITCHEN

14' 10" x 10' 4" (4.52m x 3.15m)

FIRST FLOOR**LANDING**

13' 1" x 6' 0" (3.99m x 1.83m)

BEDROOM ONE

12' 4" x 11' 0" (3.76m x 3.35m)

BEDROOM TWO

12' 4" x 9' 0" (3.76m x 2.74m)

BEDROOM THREE

11' 0" x 9' 6" (3.35m x 2.90m)

BEDROOM FOUR

9' 6" x 8' 8" (2.90m x 2.64m)

BATHROOM

5' 11" x 5' 7" (1.80m x 1.70m)



OUTSIDE THE PROPERTY

GARAGE

16' 5" x 8' 2" (5.00m x 2.49m)

TOTAL SQUARE FOOTAGE

133.0 sq.m (1432 sq.ft) approx.

CARPORT

DRIVEWAY PARKING FOR TWO VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, all carpets and free standing wardrobe.

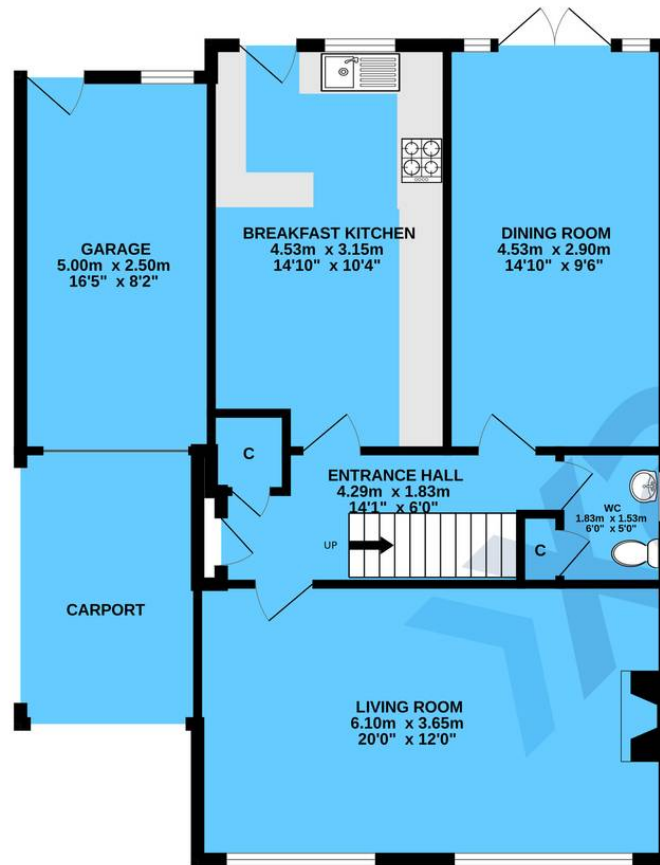
ADDITIONAL INFORMATION

Services - mains electricity and sewers. Loft space - part boarded.

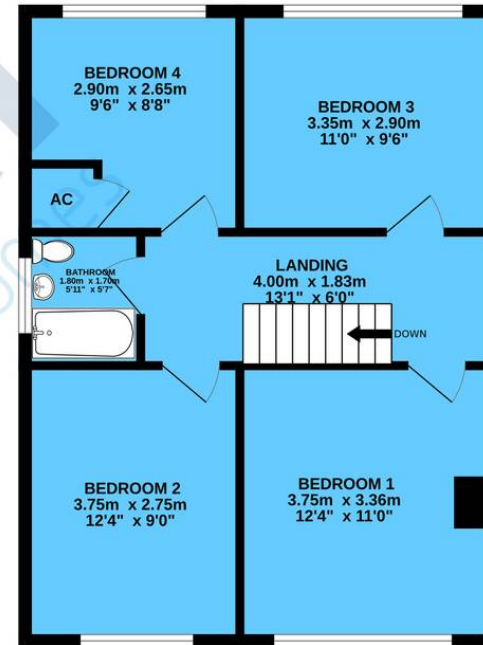
MONEY LAUNDERING REGULATIONS

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



1ST FLOOR



TOTAL FLOOR AREA : 133.0 sq.m. (1432 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

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