



Chantry Heath Crescent, Knowle

Guide Price £625,000





PROPERTY OVERVIEW

Nestled within a tranquil cul-de-sac, this extended four-bedroom detached house presents a rare opportunity for those seeking a harmonious blend of space and convenience. Upon arrival, one is greeted by a front lawn, complemented by a block-paved driveway culminating in a single garage, offering abundant off-road parking. Enter the residence through the inviting hallway, which seamlessly connects to the multiple living areas on the ground floor. Here, two reception rooms provide versatile spaces for family gatherings and entertaining, with one benefiting from a thoughtful extension that enhances the overall sense of openness. The heart of the home lies in the modern breakfast kitchen, also extended, providing the perfect setting for culinary pursuits with loved ones. Ascending to the first floor, four generously proportioned bedrooms await. Three of which are well-appointed double bedrooms, while the principal bedroom boasts the luxury of an en suite bathroom for added privacy and convenience. The remaining bedrooms are serviced by a pristine family bathroom, catering to the needs of growing families and guests alike. For those who appreciate outdoor living, the beautifully landscaped rear garden beckons, enjoying a sought-after south-westerly aspect.





Here, a spacious patio area stretches across the width of the property, leading to a sprawling lawn that offers endless possibilities for al fresco dining, relaxation, and play. Situated within walking distance of charming Knowle Village, residents benefit from easy access to a host of local amenities, including boutique shops, cafes, and restaurants. Additionally, the property falls within the catchment area of the esteemed Arden Academy, ensuring access to exceptional educational opportunities for growing families. In conclusion, this meticulously maintained residence represents the epitome of contemporary living, offering a harmonious balance of spacious interiors, modern comforts, and a coveted location. Contact us today to arrange a viewing and secure your place in this desirable community.

- Extended Four Bedroom Detached House Located In A Quiet Cul-De-Sac
- Set Behind A Lawn And The Addition Of A Block Paved Driveway With A Single Garage Providing Ample Parking
- Downstairs The Property Is Comprised Of Two Reception Rooms One Of Which Has Been Extended And A Extended Breakfast Kitchen. All Rooms Are Accessed Via The Hallway
- To The Frist Floor There Are Four Bedrooms Three Of Which Are Double Bedrooms. The Principal Bedroom Has The Benefit Of An En-Suite Bathroom, All Other Bedrooms Are Supported By A Family Bathroom
- The Rear Garden If South Westerly Facing And Benefits From A Full Width Patio Area And A Large Lawn
- Set Within Walking Distance To Knowle Village And All Local Amenities
- Set With The Prestigious Arden Academy Catchment Area





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



PORCH

HALLWAY

WC

8' 10" x 3' 11" (2.69m x 1.19m)

LIVING ROOM

15' 3" x 13' 5" (4.65m x 4.09m)

DINING ROOM

14' 11" x 9' 10" (4.55m x 3.00m)

BREAKFAST KITCHEN

17' 7" x 9' 10" (5.36m x 3.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 5" x 13' 7" (5.00m x 4.14m)

ENSUITE

8' 10" x 5' 1" (2.69m x 1.55m)

BEDROOM TWO

13' 0" x 10' 4" (3.96m x 3.15m)

BEDROOM THREE

11' 4" x 8' 10" (3.45m x 2.69m)

BEDROOM FOUR

10' 10" x 7' 1" (3.30m x 2.16m)

BATHROOM

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

OUTSIDE THE PROPERTY

GARAGE

16' 3" x 7' 5" (4.95m x 2.26m)

TOTAL SQUARE FOOTAGE

141.4 sq.m (1522 sq.ft) approx.

LANDSCAPED REAR GARDEN WITH PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Loft space - boarded.

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.

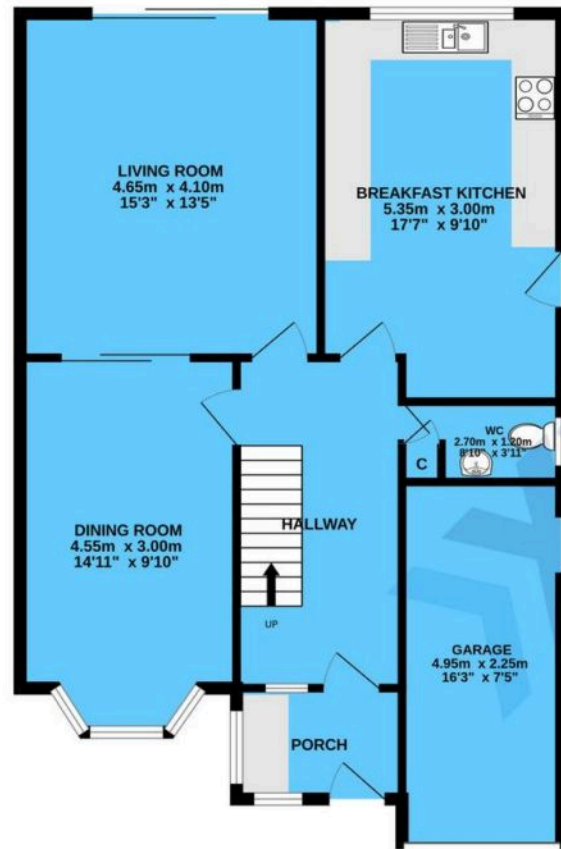
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

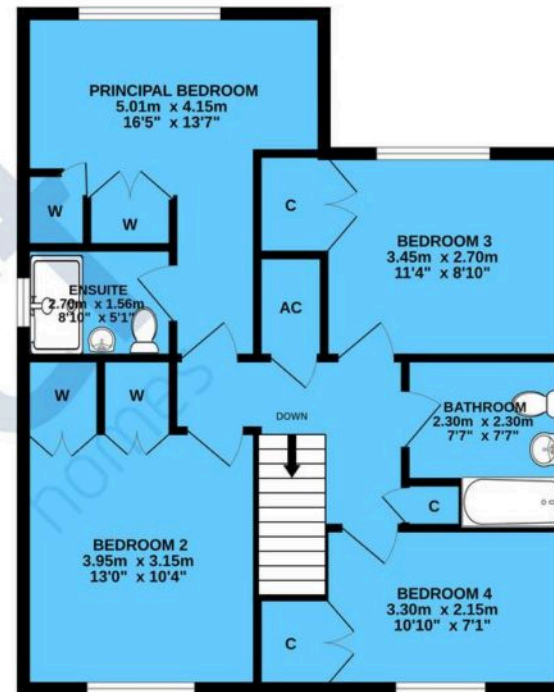
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 141.4 sq.m. (1522 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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