



# Chantry Heath Crescent, Knowle

Guide Price £450,000







## PROPERTY OVERVIEW

Nestled in a sought-after location, this extended three double bedroom semi-detached house offers a comfortable and spacious living environment. Upon arrival, the property impresses with a block-paved driveway leading to a single garage, complemented by a neatly manicured front lawn. Stepping inside, you are greeted by a large entrance hallway that guides you to the expansive lounge diner, ideal for entertaining guests, and a well-appointed fitted breakfast kitchen, perfect for preparing delicious meals. Upstairs, three generously sized double bedrooms await, accompanied by a family bathroom, providing ample space for a growing family. Additionally, the property features a well-established easterly facing rear garden, offering a tranquil outdoor space to relax and unwind in.







Externally, this property boasts a charming outdoor space that adds to its appeal. The rear garden is thoughtfully landscaped, providing a private sanctuary for enjoying alfresco dining or simply soaking up the sun. Whether hosting gatherings or enjoying a peaceful moment alone, the garden offers a versatile space to suit various needs. Furthermore, this residence is conveniently offered to the market with the benefit of no upward chain, ensuring a smooth and hassle-free transaction. Situated in the coveted Arden Academy catchment area, this property presents an excellent opportunity to reside in a family-friendly neighbourhood with reputable schools and convenient amenities nearby. Don't miss the chance to make this inviting property your dream home!



- Extended Three Double Bedroom Semi Detached House
- Set Behind A Block Paved Driveway Which Is Supported By A Single Garage & Front Lawn
- The Property Is Accessed Via A Large Entrance Hallway, Leading To An Expansive Lounge Diner And A Fitted Breakfast Kitchen
- Upstairs, The Property Boasts Three Double Bedrooms Which Are Supported By A Family Bathroom
- To The Rear Of The Property Is A Well Established Easterly Facing Rear Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Coveted 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: D

Tenure: Leasehold





**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LOUNGE DINER**

25' 5" x 11' 6" (7.75m x 3.50m)

**BREAKFAST KITCHEN**

17' 9" x 7' 9" (5.40m x 2.36m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 5" x 9' 10" (4.70m x 3.00m)

**BEDROOM TWO**

13' 5" x 9' 11" (4.10m x 3.02m)

**BEDROOM THREE**

12' 6" x 7' 10" (3.80m x 2.40m)

**BATHROOM**

6' 3" x 5' 9" (1.90m x 1.75m)

**WC**

**OUTSIDE THE PROPERTY**

**GARAGE**

14' 1" x 7' 10" (4.30m x 2.40m)

**SIDE PASSAGE**

**TOTAL SQUARE FOOTAGE**

123.3 sq.m (1327 sq.ft) approx.

**DRIVEWAY PARKING**

**EASTERLY FACING LANDSCAPED GARDEN**





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

Free-standing cooker.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.

Loft - partially 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.

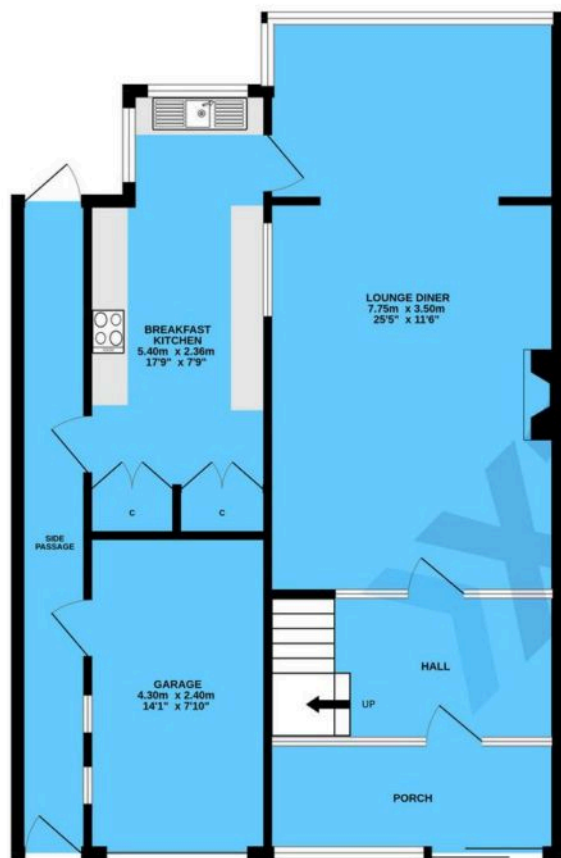
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



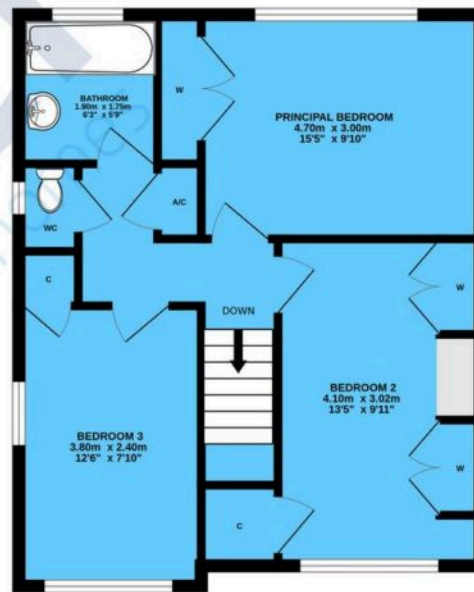




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 123.3 sq.m. (1327 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.  
Made with Metropix ©2025

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

