



Chantry Heath Crescent, Knowle

Offers Over £625,000





PROPERTY OVERVIEW

Nestled within the prestigious Arden Academy catchment area, this extended four-bedroom detached house exudes elegance and charm. Situated on a substantial corner plot, this property offers a sense of grandeur from the moment you arrive.

Approaching the property, you are greeted by a large tarmac driveway, providing ample parking space for multiple vehicles, which leads to a full-size double garage, offering both convenience and security for vehicles. The garage also boasts a large double electric door, which offers extra security and peace of mind for prospective buyers.

Upon entering, the ground floor of the property presents two spacious reception rooms, one to the front and one to the rear, offering versatile living spaces to suit any lifestyle. The fully fitted breakfast kitchen provides a delightful space for culinary enthusiasts to create and entertain.

Ascending to the first floor, you will find four well-appointed bedrooms, including two large double bedrooms, ensuring every member of the household has a comfortable and private sanctuary to retreat to. All bedrooms are serviced by the well-appointed family bathroom.





The rear of the property boasts a tremendous east-facing garden, perfect for enjoying the morning sun with a cup of coffee. Easily accessible from the dining room and living room via French doors, the private garden is accentuated by a majestic Monkey Puzzle tree and provides a tranquil setting for outdoor relaxation and entertainment.

Conveniently located within walking distance to Knowle High Street, residents of this property can easily access all the amenities Knowle has to offer, including shops, restaurants, and leisure facilities. This vibrant community provides a charming backdrop to every-day living, ensuring a fulfilling lifestyle for all residents.

In summary, this property epitomises elegant living with its spacious interior, well-maintained gardens, and sought-after location. Ideal for families seeking a prestigious address within a thriving community, this residence offers the perfect blend of comfort, convenience, and style. Experience luxurious living at its finest in this exceptional property.

- Extended Four Bedroom Detached House Set On A Substantial Corner Plot
- Set Behind A Large Tarmac Driveway Which Is Supported By A Full Size Double Garage
- Downstairs, The Property Boasts Two Reception Rooms, One To The Front & One To The Rear, And A Fully Fitted Breakfast Kitchen
- Upstairs, The Property Is Comprised Of Four Bedrooms, Two Of Which Are Large Double Bedrooms, And A Well Appointed Family Bathroom
- To The Rear Of The Property Is A Tremendous East Facing Garden Which Features A Well Established Monkey Puzzle Tree
- Set Within The Prestigious Arden Academy Catchment Area
- Located Walking Distance To Knowle High Street & All Of The Amenities Knowle Has To Offer





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

WC

BREAKFAST KITCHEN

23' 5" x 8' 2" (7.15m x 2.50m)

LIVING ROOM

15' 7" x 14' 9" (4.75m x 4.50m)

FAMILY ROOM

22' 0" x 16' 5" (6.70m x 5.00m)

INTEGRAL DOUBLE GARAGE

22' 6" x 17' 7" (6.85m x 5.35m)

The garage is fully double glazed and has an electric door, affording more security.

FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 12' 2" (3.80m x 3.70m)

Can easily accommodate a king size bed.

BEDROOM TWO

12' 2" x 8' 6" (3.70m x 2.60m)

BEDROOM THREE

11' 0" x 8' 6" (3.35m x 2.60m)

BEDROOM FOUR

11' 0" x 8' 2" (3.35m x 2.50m)

Can accommodate a double bed.

BATHROOM

7' 10" x 7' 1" (2.40m x 2.15m)

TOTAL SQUARE FOOTAGE

159.6 sq.m (1718 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

EAST FACING GARDEN

LARGE PATIO

DECKING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, all curtains, all light fittings, fitted wardrobes in two bedrooms, garden shed and electric garage door.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. 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.

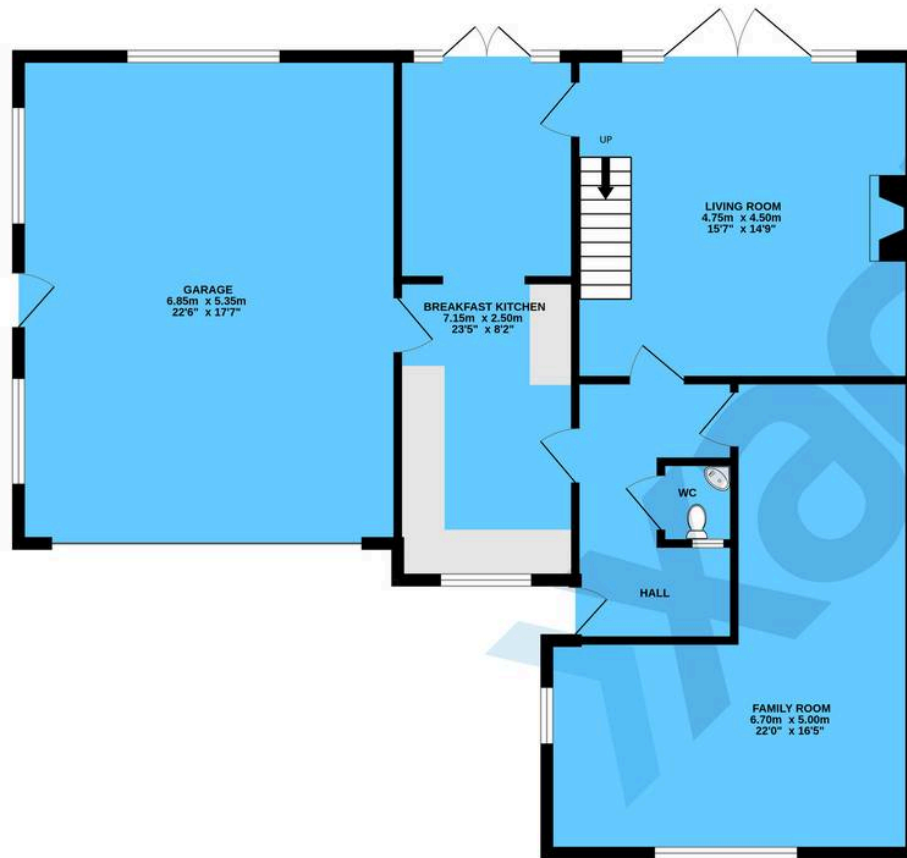
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

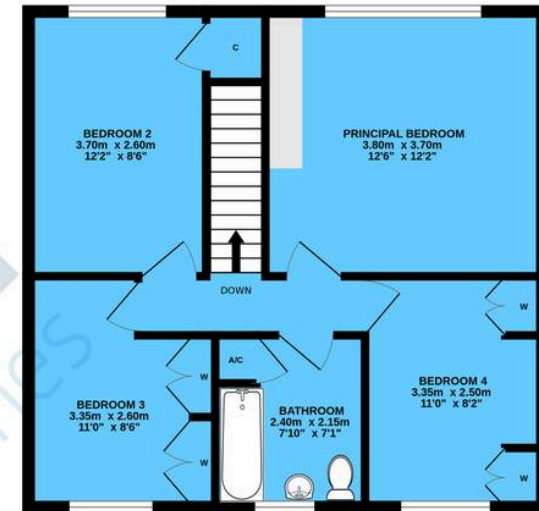
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 159.6 sq.m. (1718 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

xact
HOMES

