



Starbold Crescent, Knowle

Guide Price £650,000





PROPERTY OVERVIEW

Introducing this exceptional four-bedroom detached house, gracefully positioned on a substantial corner plot, which presents a rare opportunity for discerning buyers seeking a home of distinction. Elegantly set behind a spacious verdant lawn and a block paved driveway, further enhanced by a double tandem garage, this residence seamlessly blends functionality with kerb appeal.

Upon entry, this residence exudes sophistication, featuring two generously sized reception rooms that effortlessly flow into a delightful conservatory, offering an abundance of natural light. The well-equipped breakfast kitchen, alongside a convenient guest WC, completes the ground floor layout of the property.

Ascending to the first floor reveals four immaculately proportioned bedrooms, each offering a tranquil retreat, all serviced by a well-appointed family shower room. Two of the bedrooms were used until recently as offices, providing versatility to suit various needs. Desirable features are abound throughout, promising both comfort and style for its lucky occupants.

To the rear of the residence lies a substantial south-facing garden, predominantly laid to lawn and accompanied by a capacious patio, offering an ideal space for outdoor relaxation and entertaining.





Presented to the market with the added benefit of no onward chain, this property invites potential buyers to envision a seamless transition into their new home. Boasting a prime location within walking distance of the charming Knowle Village and all its conveniences, residents are poised to embrace a lifestyle of convenience and community.

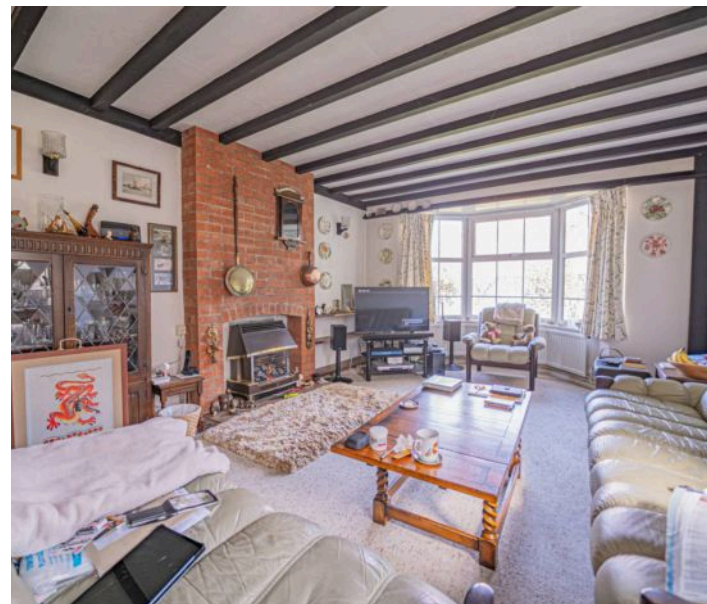
Situated within the prestigious Arden Academy catchment area, this property not only offers exceptional living spaces but also an education of repute. Additionally, the property presents scope for expansion (subject to necessary planning permissions), allowing for potential customisation to suit individual preferences.

In conclusion, this distinguished property combines practical living with an enviable location, presenting an opportunity not to be missed. Contact us today to arrange a viewing and take the first step towards making this exceptional residence your new home.





- Four Bedroom Detached House Set On A Large Corner Plot
- Set Behind A Large Lawn & Block Paved Driveway Which Is Supported By A Double Tandem Garage
- The Property Boasts Two Large Reception Rooms Which Are Complemented By A Conservatory, A Breakfast Kitchen & A Guest WC
- To The First Floor Are Four Well Proportioned Bedrooms Which Are All Serviced By A Well Appointed Family Shower Room
- To The Rear Of The Property Is A Large South Facing Garden Which Is Mostly Laid With Lawn And Boasts A Large Patio
- Offered To The Market With The Benefit Of No Upward Chain



- Set Within Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Located In The Prestigious Arden Academy Catchment Area
- Scope To Extend The Property STPP



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: G

Tenure: Freehold



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

16' 9" x 12' 6" (5.10m x 3.80m)

BREAKFAST KITCHEN

14' 1" x 10' 2" (4.30m x 3.10m)

DINING ROOM

14' 1" x 10' 2" (4.30m x 3.10m)

CONSERVATORY

9' 10" x 8' 6" (3.00m x 2.60m)

INTEGRAL GARAGE

31' 10" x 8' 8" (9.70m x 2.65m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 9" x 11' 2" (4.50m x 3.40m)

BEDROOM TWO

13' 7" x 9' 0" (4.15m x 2.75m)

BEDROOM THREE

11' 10" x 7' 1" (3.60m x 2.15m)

BEDROOM FOUR

9' 8" x 7' 5" (2.95m x 2.25m)

SHOWER ROOM

7' 9" x 6' 7" (2.35m x 2.00m)

TOTAL SQUARE FOOTAGE

148.8 sq.m (1602 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING GARDEN

PATIO AREA



ITEMS INCLUDED IN THE SALE

Zanussi integrated oven, Zanussi integrated hob, CDA extractor, Zanussi microwave (with grill), Bosch fridge, Beko fridge/freezer (located in garage), all carpets, all curtains, all blinds, all shutters, all light fittings, three-piece suite and table in conservatory, fitted wardrobe in one bedroom, solar panels (with storage batteries included), inverter, meter, garden shed, 2x greenhouses and electric garage door.

ADDITIONAL INFORMATION

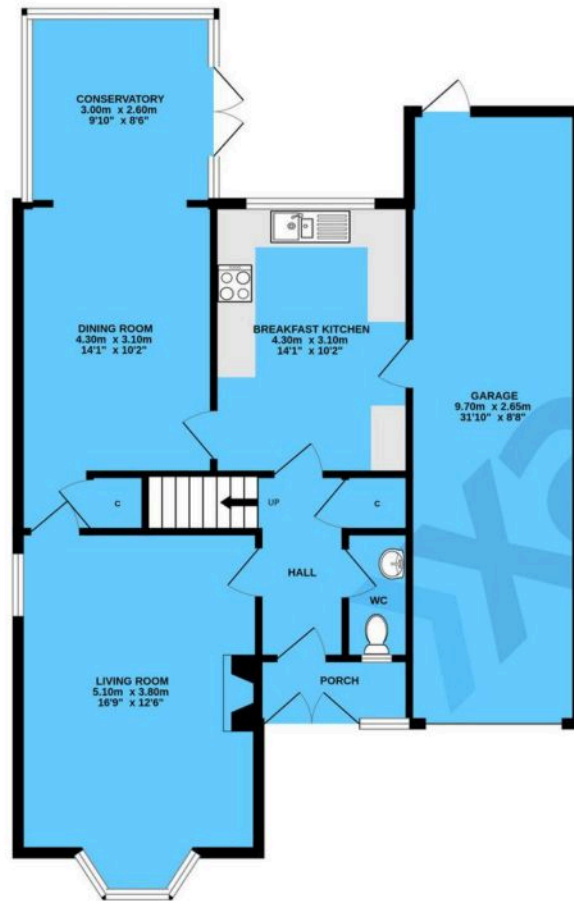
Services - direct mains water (with water meter), sewers, electricity and solar PV (Photovoltaic) panels. Broadband - FTTC (fibre to the cabinet). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

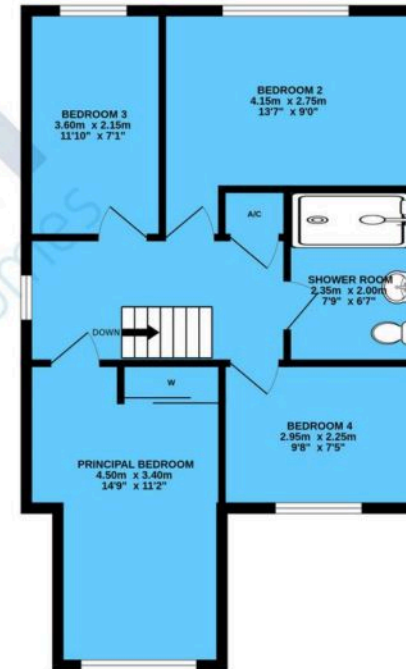
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 148.8 sq.m. (1,602 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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