



Crabmill Close, Knowle

Guide Price £600,000



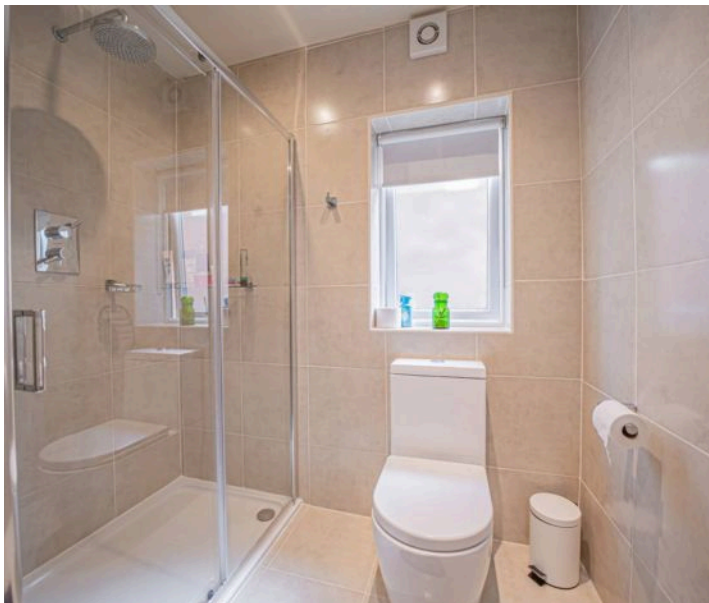


PROPERTY OVERVIEW

Nestled within the idyllic surroundings of Knowle, this significantly extended and absolutely immaculate three double bedroom detached property is a true gem. Located in a highly sought-after road, this residence offers convenient access to the village amenities, making it an ideal retreat for those seeking both tranquillity and urban convenience.

Upon arrival, a large stoned driveway welcomes you, providing ample parking space along with a garage/store for your convenience. Stepping inside, you are greeted by an entrance hallway, complete with a guest cloakroom and utility/boot room, ensuring a seamless blend of functionality and style from the moment you enter.

The living room, situated to the front elevation, exudes warmth and comfort, while internal bi-fold doors add a touch of elegance and flexibility to the space. The heart of the home lies in the open plan breakfast kitchen/family room, boasting bi-fold doors that open up to the rear garden, creating a seamless transition between indoor and outdoor living spaces, perfect for entertaining or unwinding after a long day.





Three generously sized double bedrooms await on the upper level, with the principal bedroom featuring a semi vaulted ceiling, an ensuite shower room and a Juliet balcony, offering a private sanctuary for relaxation. A well-appointed family bathroom ensures convenience for all residents and guests.

Outside, the landscaped southerly-facing rear garden is a true oasis, featuring a full-width patio area and an additional seating area to the rear, providing the perfect setting for al fresco dining or enjoying the beauty of the outdoors.

In summary, this property effortlessly combines sophisticated design with practical living spaces, creating a harmonious blend of comfort and elegance. With its prime location and superb amenities, this residence offers a rare opportunity to experience the best of both worlds – a peaceful retreat within easy reach of all that Knowle has to offer.

- Significantly Extended And Absolutely Immaculate Three Double Bedroom Detached
- Set Within A Highly Sought After Road Of Knowle And Within Easy Walking Distance To The Village
- Set Behind A Large Stoned Driveway Providing Ample Parking With Garage / Store
- Entrance Hallway With Guest Cloakroom And Utility / Boot Room
- Living Room To Front Elevation With Internal Bi-Fold Doors
- Open Plan Breakfast Kitchen / Family Room With Bi-Fold Doors To Rear Garden
- Three Double Bedrooms, With The Principal Bedroom Boasting An Ensuite And Juliet Balcony, Plus Family Bathroom
- Landscaped Southerly Facing Rear Garden With Full Width Patio Area Plus Additional Seating Area To Rear





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

UTILITY / BOOT ROOM

6' 7" x 4' 3" (2.00m x 1.30m)

LIVING ROOM

21' 7" x 12' 1" (6.57m x 3.69m)

BREAKFAST KITCHEN / FAMILY ROOM

20' 3" x 19' 8" (6.16m x 6.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 2" x 11' 11" (4.31m x 3.63m)

ENSUITE

8' 4" x 6' 7" (2.53m x 2.00m)

BEDROOM TWO

11' 3" x 10' 3" (3.44m x 3.12m)

BEDROOM THREE

12' 6" x 8' 7" (3.81m x 2.61m)

BATHROOM

8' 6" x 7' 6" (2.59m x 2.29m)

TOTAL SQUARE FOOTAGE

128.2 sq.m (1380 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE / STORE

5' 4" x 4' 3" (1.63m x 1.30m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH FACING GARDEN

FULL WIDTH PATIO AREA

ADDITIONAL SEATING AREA



ITEMS INCLUDED IN THE SALE

Zanussi integrated oven, Smeg integrated hob, Smeg extractor, Zanussi microwave, washing machine, all carpets, some curtains, all blinds, all light fittings, fitted wardrobes in one bedroom, electric woodburner, underfloor heating and garden shed.

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.

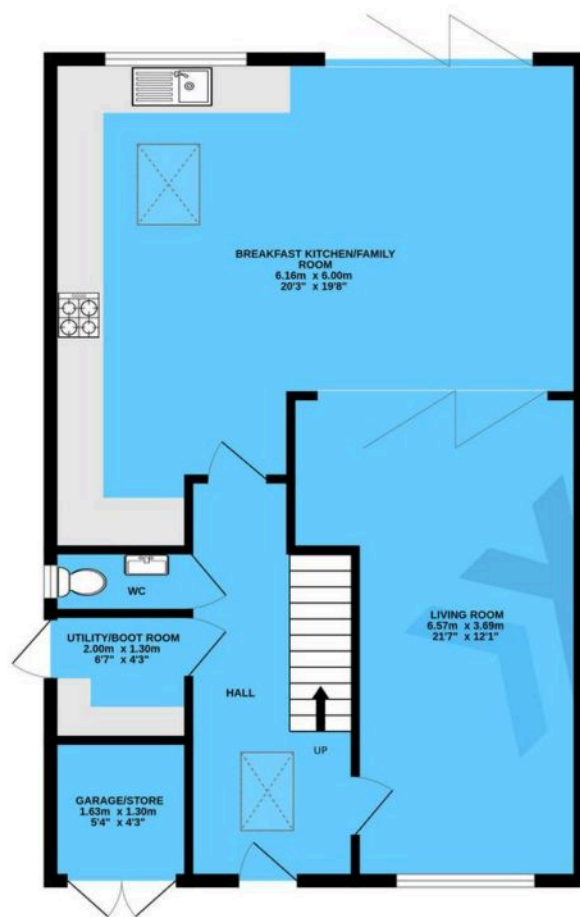
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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: 128.2 sq.m. (1380 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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