



## Chantry Heath Crescent, Knowle

Guide Price £625,000







## PROPERTY OVERVIEW

Introducing a stately and significantly extended four-bedroom, two-bathroom detached house, nestled in the charming village of Knowle. A picturesque setting, this home is a sanctuary of modern living and timeless elegance. Upon arrival, the property greets you with a front lawn and a substantial tarmac driveway leading to a full-size single garage. Crossing the threshold, discover a grand entrance hallway from which all downstairs living spaces emanate. The front of the house boasts a spacious lounge, while the rear is occupied by a sizeable open-plan kitchen/living & dining area – the heart of the home. Ascending the stairs, four generously sized bedrooms await, each served by two contemporary bathrooms. The primary bedroom exudes luxury with a dressing area and a sleek modern en-suite shower room, offering a private retreat within this peaceful abode. Stepping outside, a beautifully landscaped westerly-facing garden unfolds, complete with a generous patio area – an ideal spot for al fresco dining or relaxing in the sun. Embracing tranquillity, the property is situated on a quiet cul-de-sac within walking distance of Knowle Village and its myriad amenities, providing the perfect blend of convenience and serenity.







Moreover, this residence is ideally located for local schools, ensuring educational options are within easy reach for families looking to make this house their home. In summary, this immaculate property in Knowle presents a rare opportunity to experience refined living in a coveted location. With its thoughtful design, spacious interiors, and enviable surroundings, this house is a vision of contemporary comfort and timeless allure.

#### 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







- Significantly Extended Four Bedroom Two Bathroom Detached House Located In The Village Of Knowle
- Set Behind A Front Lawn & Large Tarmac Driveway With Full Size Single Garage
- Large Lounge To The Front Of The Property & A Large Open Plan Kitchen/Living & Dining Area To The Rear
- Upstairs The Property Boasts Four Well Proportioned Bedrooms Which Are Serviced By Two Modern Bathrooms
- The Principal Bedroom Has A Dressing Area & A Modern En-Suite Shower Room
- To The Rear A Landscaped Garden With A Large Patio Area
- Situated On A Quiet Cul-De-Sac & Within Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Ideally Located For Local Schools

#### **ENTRANCE HALLWAY**

##### **WC**

6' 0" x 5' 3" (1.83m x 1.60m)

##### **LOUNGE**

20' 0" x 12' 0" (6.10m x 3.66m)

##### **KITCHEN**

10' 1" x 7' 5" (3.07m x 2.26m)

##### **LIVING & DINING AREA**

20' 0" x 17' 3" (6.10m x 5.26m)

##### **CONSERVATORY**

10' 8" x 8' 9" (3.25m x 2.67m)





## FIRST FLOOR

### BEDROOM ONE

12' 0" x 10' 8" (3.66m x 3.25m)

### DRESSING AREA

5' 11" x 5' 6" (1.80m x 1.68m)

### ENSUITE

7' 5" x 6' 10" (2.26m x 2.08m)

### BEDROOM TWO

12' 0" x 8' 11" (3.66m x 2.72m)

### BEDROOM THREE

11' 0" x 9' 7" (3.35m x 2.92m)

### BEDROOM FOUR

9' 3" x 8' 9" (2.82m x 2.67m)

### BATHROOM

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

## OUTSIDE THE PROPERTY

### GARAGE

16' 4" x 8' 7" (4.98m x 2.62m)

### TOTAL SQUARE FOOTAGE

159.7 sq.m (1719 sq.ft) approx.

## DRIVEWAY PARKING FOR MULTIPLE VEHICLES

## LANDSCAPED GARDEN WITH PATIO AREA

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, some carpets, curtains and blinds, all light fittings and car charging point (fitted 2024).





#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises). 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.

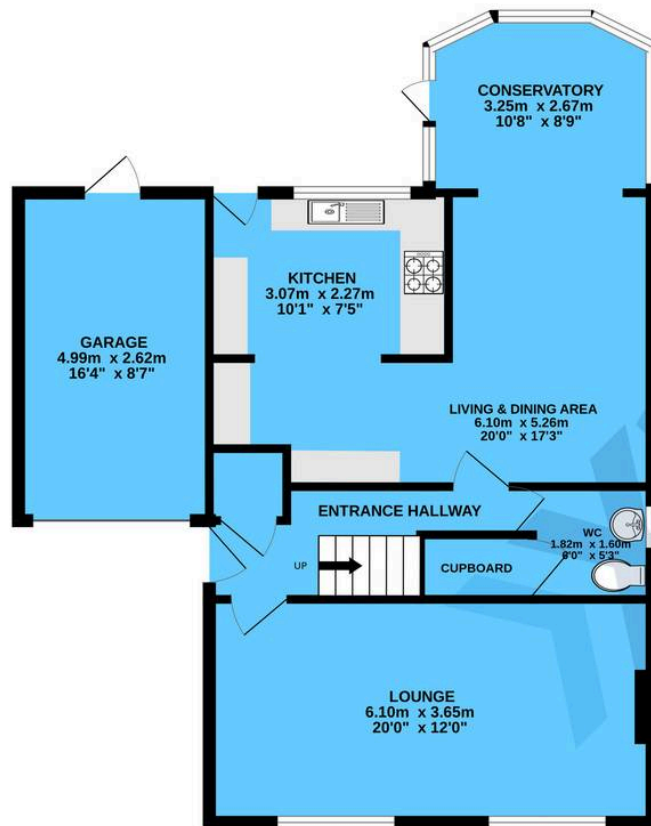
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

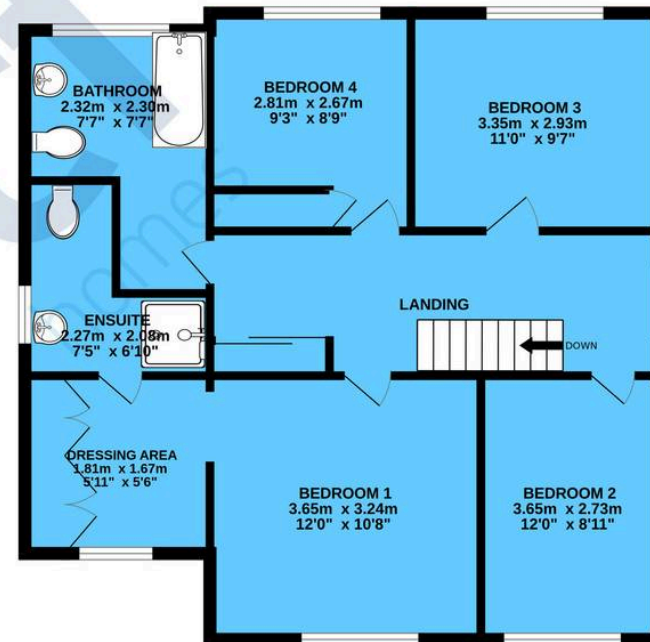




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 159.7 sq.m. (1719 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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