



Crabmill Close, Knowle

Guide Price £510,000





PROPERTY OVERVIEW

Nestled in the charming village of Knowle, this three-bedroom detached house presents a prime opportunity for a discerning buyer seeking a home in a sought-after location. The property boasts a generous frontage, with a large front lawn and tarmac driveway leading to a single garage, offering ample space for parking or potential landscaping projects.

Entering through the welcoming hallway, the ground floor of the property impresses with a spacious lounge, dining room, bright conservatory, and a well-appointed fitted kitchen, complemented by a utility area.

Upstairs, three well-proportioned bedrooms await, serviced by a convenient shower room and separate WC.

To the rear, a good-sized east facing garden provides a private outdoor retreat. The property's potential is further enhanced by the opportunity for extension and modernisation, subject to the necessary planning permissions.

Enjoying a location within walking distance of Knowle Village, residents benefit from easy access to an array of amenities, including local shops, eateries, and leisure facilities. Families will appreciate the proximity to reputable schools, making it an ideal setting to nurture young minds.





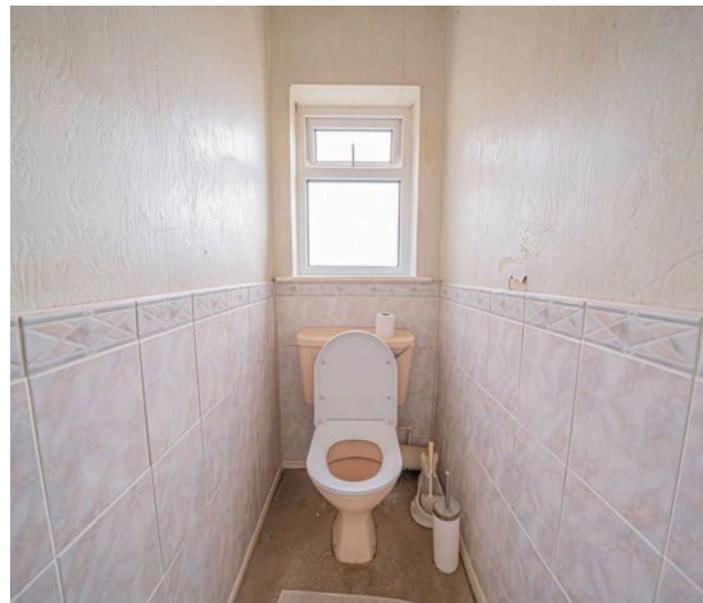
This property is offered to the market with the valuable advantage of no upward chain, streamlining the purchasing process for prospective buyers. With its desirable location, versatile living spaces, and scope for enhancement, this residence represents a unique opportunity to create a bespoke home tailored to individual preferences and needs. Don't miss the chance to secure this property and make your mark in the vibrant community of Knowle.

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





- Three Bedroom Detached House Located In The Heart Of Knowle Village
- Set Behind A Large Front Lawn & Tarmac Driveway Which Is Supported By A Single Garage
- Downstairs, The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Large Lounge, Dining Room, Conservatory, Fitted Kitchen & Utility
- Upstairs, The Property Benefits From Three Well-Proportioned Bedrooms Which Are Serviced By A Shower Room & Separate WC
- To The Rear Of The Property Is A Good Size East Facing Garden
- Lots Of Potential To Extend & Modernise STPP
- Located Walking Distance To Knowle Village & All Of The Amenities That Knowle Has To Offer
- Ideally Situated For Local Schools
- Offered To The Market With The Benefit Of No Upward Chain



ENTRANCE HALLWAY

LOUNGE

21' 8" x 12' 3" (6.60m x 3.74m)

DINING ROOM

11' 9" x 10' 5" (3.58m x 3.17m)

CONSERVATORY

9' 10" x 7' 4" (2.99m x 2.23m)

KITCHEN

10' 7" x 7' 5" (3.23m x 2.26m)

UTILITY

15' 0" x 4' 2" (4.57m x 1.27m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 3" x 9' 9" (3.73m x 2.97m)

BEDROOM TWO

11' 4" x 9' 3" (3.46m x 2.82m)

BEDROOM THREE

9' 11" x 7' 9" (3.01m x 2.35m)

SHOWER ROOM

7' 6" x 5' 7" (2.28m x 1.69m)

WC

TOTAL SQUARE FOOTAGE

119.0 sq.m (1284 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

15' 8" x 7' 4" (4.77m x 2.24m)

DRIVEWAY PARKING

EASTERLY FACING GARDEN



ITEMS INCLUDED IN THE SALE

Zanussi free-standing cooker, Beko freezer, Grundig fridge/freezer, Hotpoint dishwasher, Bosch washing machine, all carpets, all curtains, all blinds, all light fittings, ladders, hosepipes and electric garage door.

ADDITIONAL INFORMATION

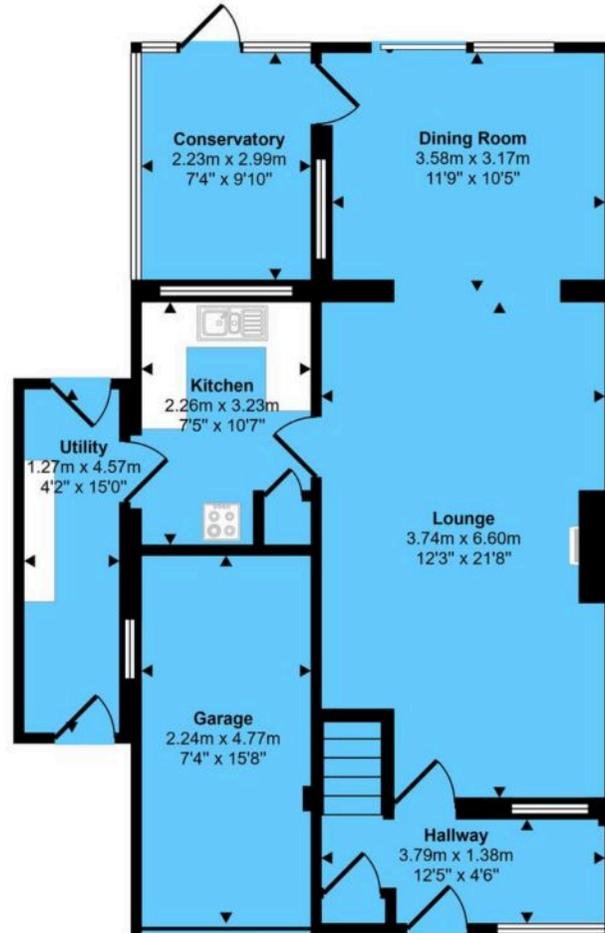
Services - direct mains water, sewers and electricity.
Broadband - cable. Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

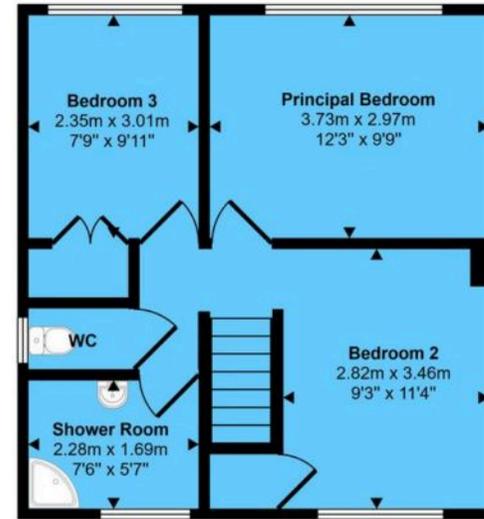
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
119 sq m / 1284 sq ft



Ground Floor
Approx 78 sq m / 842 sq ft



First Floor
Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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