



## Starbold Crescent, Knowle

Guide Price £215,000





## PROPERTY OVERVIEW

This well presented two bedroom second floor apartment is ideally situated adjacent to Knowle Park, offering a superb location within walking distance to Knowle village and its array of amenities.

The property provides the convenience of both parking and a single garage, ensuring ample space for vehicles and storage.

Upon entering, you are greeted by a generously sized lounge / diner that features a charming fireplace, creating a welcoming focal point, as well as attractive views over the communal gardens. The well-proportioned breakfast kitchen is ideally located adjacent to the lounge.

Both bedrooms are comfortable doubles, providing flexibility for residents or guests, and are serviced by a well-appointed bathroom and separate WC.

The apartment further benefits from a share of freehold, offering peace of mind and a sense of long term security to the new owner.

Set within well-maintained communal gardens, which enhance the overall sense of tranquillity and community, this property is perfectly placed for those seeking a blend of comfort, practicality, and convenience.





Offered to the market with no upward chain, this apartment represents an excellent opportunity for first time buyers, downsizers, or investors wishing to secure a home in a highly sought after area. Early viewing is highly recommended to appreciate the quality and location of this appealing residence.

#### 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: D

Tenure: Share of Freehold





- Two Bedroom Second Floor Apartment Located Adjacent To Knowle Park
- With The Benefit Of Parking & A Single Garage
- The Property Is Comprised Of A Large Lounge / Diner With Fireplace & Views Over The Communal Gardens
- Benefitting From A Well-Proportioned Breakfast Kitchen
- Two Double Bedrooms Which Are Both Serviced By A Well-Appointed Bathroom & Separate WC
- Share Of Freehold
- Set Within Well-Maintained Communal Gardens
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain



**ENTRANCE HALLWAY**

**LOUNGE / DINER**

20' 1" x 16' 2" (6.12m x 4.93m)

**BREAKFAST KITCHEN**

12' 8" x 10' 8" (3.87m x 3.24m)

**PRINCIPAL BEDROOM**

12' 10" x 11' 8" (3.90m x 3.56m)

**BEDROOM TWO**

9' 11" x 9' 7" (3.03m x 2.93m)

**BATHROOM**

5' 5" x 5' 0" (1.66m x 1.52m)

**WC**

**TOTAL SQUARE FOOTAGE**

90.0 sq.m (967 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

17' 5" x 8' 4" (5.30m x 2.55m)

**COMMUNAL GARDENS**



#### **ITEMS INCLUDED IN THE SALE**

TBC

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – ADSL copper wire. Service charge –  
£2,400 pa.

#### **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  
90 sq m / 967 sq ft



Second Floor  
Approx 76 sq m / 821 sq ft

Garage  
Approx 14 sq m / 145 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

