



Chantry Heath Crescent, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

Presenting this substantial four-bedroom detached house, ideally situated in a quiet cul-de-sac within walking distance of Knowle High Street, and offered to the market with no onward chain. The property provides a wonderful opportunity for families or those seeking a spacious home with ample scope to extend (subject to planning permission) or refurbish to personal taste. The well-proportioned accommodation includes a welcoming entrance hall leading to a bright and airy living room, a separate dining room ideal for entertaining, and a kitchen, with sizable utility that offers plenty of storage and workspace. Upstairs, four comfortable bedrooms provide flexibility for family living, guests, or a home office, and are served by a family bathroom. The property benefits from driveway parking and a garage, ensuring convenient off-road parking and useful storage. The plot is notably generous, offering significant potential for further development or landscaping, and is well-suited to buyers looking to create a long-term family home in a highly sought-after location. The peaceful cul-de-sac setting ensures minimal traffic, creating a tranquil environment while retaining excellent access to the amenities of Knowle High Street, including shops, cafes, and schools.



This rare opportunity combines a prime position with the potential to add value, making it an attractive proposition for buyers seeking a detached home in a desirable area. Early viewing is recommended to appreciate the size, setting, and potential of this fantastic property.

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





- Four Bedroom Detached House
- No Onward Chain
- Living Room, Dining Room & Kitchen
- Scope to Extend (STPP) or Refurbish
- Large Garden Plot
- Walking Distance to Knowle High Street
- Driveway Parking & Garage
- Quiet cul-de-sac Location

ENTRANCE HALL

WC

LIVING ROOM

20' 3" x 12' 2" (6.16m x 3.70m)

DINING ROOM

9' 4" x 12' 4" (2.85m x 3.75m)

KITCHEN

10' 2" x 12' 3" (3.11m x 3.73m)

UTILITY

19' 0" x 9' 4" (5.78m x 2.84m)

INTEGRAL GARAGE

8' 1" x 17' 0" (2.46m x 5.17m)

FIRST FLOOR

BEDROOM ONE

11' 0" x 12' 5" (3.35m x 3.78m)

BEDROOM TWO

10' 8" x 10' 4" (3.25m x 3.14m)

BEDROOM THREE

8' 11" x 12' 3" (2.72m x 3.73m)

BEDROOM FOUR

8' 8" x 8' 10" (2.65m x 2.68m)

BATHROOM

5' 7" x 7' 7" (1.69m x 2.32m)

TOTAL SQUARE FOOTAGE

145.0 sq.m (1563 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE WELL MAINTAINED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, garden shed, greenhouse, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

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
145 sq m / 1563 sq ft



Ground Floor
Approx 86 sq m / 930 sq ft

First Floor
Approx 59 sq m / 634 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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