



Gainsborough Crescent, Knowle

Guide Price £595,000





## PROPERTY OVERVIEW

This impressive four bedroom detached property presents an exciting opportunity for buyers seeking a spacious family home with significant potential, located in the highly desirable village of Knowle. Approached via a landscaped front garden and a block paved driveway and garage. The entrance hallway provides access to the well proportioned front reception room, which features a bay window and attractive fireplace, creating a welcoming space for relaxation or entertaining. To the rear, a further reception room with French doors offers flexible living options, whether used as a formal dining area, family room or playroom. The fully fitted breakfast kitchen, also situated at the rear of the property, is complemented by a practical utility room, ensuring ample space for every-day family needs. Upstairs, the first floor accommodates four generously sized bedrooms, all serviced by a well appointed family bathroom. The south facing rear aspect ensures the interior is filled with natural light throughout the day, while the full width patio (accessed via the French doors) provides a seamless connection between indoor and outdoor living. The property offers excellent potential to extend, subject to the necessary planning permissions, allowing new owners to further tailor the accommodation to their requirements.



Perfectly positioned within walking distance of both Knowle and Dorridge villages, residents will enjoy easy access to a wealth of amenities, including shops, cafes, restaurants and transport links. The property is also set within the prestigious Arden Academy catchment area, making it a highly attractive choice for families seeking outstanding local schooling. This is a rare opportunity to acquire a substantial detached home in a sought after location, with scope to add value and create a truly bespoke living environment. Early viewing is highly recommended to fully appreciate the scale, versatility and potential on offer.

#### 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 Property With Lots Of Potential Set Within The Village Of Knowle
- The Property Is Set Behind A Landscaped Front Garden & Block Paved Driveway Which Is Supported By A Garage
- To The Front Is A Well Proportioned Reception Room With Bay Window & Feature Fireplace, To The Rear Is An Additional Reception Room With French Doors Out To The Garden
- Also Located At The Rear Is The Fully Fitted Breakfast Kitchen Which Is Supported By A Useful Utility Room
- Located On The First Floor Are Four Well Proportioned Bedrooms All Of Which Are Serviced By The Family Bathroom
- To The Rear Of The Property Is A South Facing Garden Which Benefits From A Full Width Patio
- Boasting Potential To Extend The Property Subject To The Necessary Planning Permissions
- Located Walking Distance To Both Knowle & Dorridge Villages & All Of The Amenities They Both Have To Offer
- Set Within The Prestigious Arden Academy Catchment Area

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **RECEPTION ROOM ONE**

12' 0" x 18' 4" (3.67m x 5.59m)

#### **RECEPTION ROOM TWO**

10' 0" x 11' 6" (3.04m x 3.51m)

#### **BREAKFAST KITCHEN**

9' 7" x 15' 0" (2.91m x 4.56m)

#### **UTILITY**

8' 4" x 7' 8" (2.53m x 2.33m)

#### **INTEGRAL GARAGE**

8' 7" x 18' 8" (2.62m x 5.70m)



## **FIRST FLOOR**

### **BEDROOM ONE**

13' 0" x 9' 9" (3.95m x 2.98m)

### **BEDROOM TWO**

10' 0" x 10' 8" (3.06m x 3.24m)

### **BEDROOM THREE**

9' 5" x 7' 3" (2.88m x 2.20m)

### **BEDROOM FOUR**

6' 9" x 9' 10" (2.07m x 3.00m)

### **BATHROOM**

9' 10" x 5' 5" (3.00m x 1.65m)

### **TOTAL SQUARE FOOTAGE**

133.0 sq.m (1427 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **SOUTH FACING REAR GARDEN WITH FULL WIDTH PATIO**

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

Integrated oven, integrated hob, fridge, freezer, washing machine, garden shed, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Loft space - part 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.

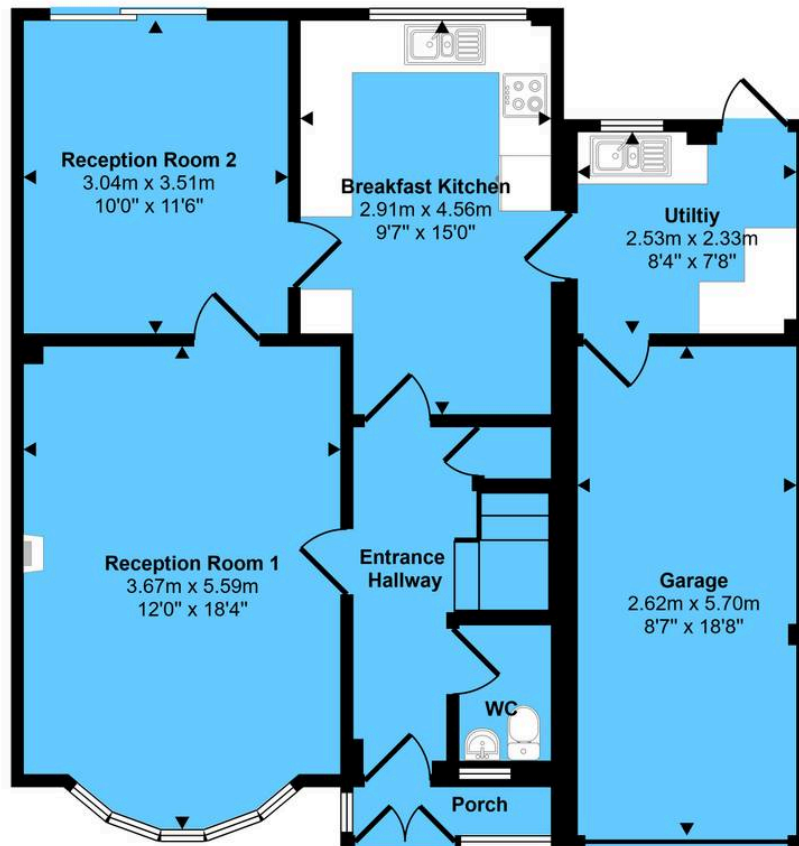
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

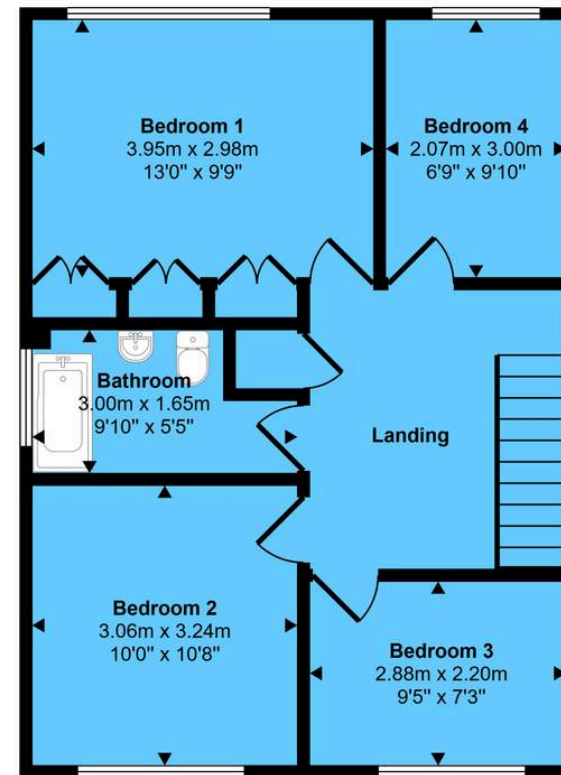
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
133 sq m / 1427 sq ft



Ground Floor  
Approx 79 sq m / 854 sq ft



First Floor  
Approx 53 sq m / 573 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](mailto:knowle@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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