



98 Starbold Crescent, Knowle, Solihull, B93 9LA

- Four Bedroomed Detached Family House
- Great Renovation Project
- In need of Total Updating & Modernisation
- Popular and Well-Regarded Development
- Established Private Rear Garden
- Short walk to Village Park
- Potential to Extend (STP)
- No Upward Chain

Offers in Excess of £400,000



To view this property contact Hunters at 1634 High Street, Knowle, B93 0JU
Email: knowle@huntersgroup.co.uk



01564 770707



ACCOMMODATION

This four bedroomed detached house is in need of complete renovation and offers an excellent opportunity for a DIY enthusiast/ developer to completely update and modernise the accommodation throughout. The property offers tremendous potential and stands on this very well-regarded development well placed for excellent local schools. The property stands in a cul-de-sac with deep driveway and garage to the front and an established and private garden to the rear. Both Arden Academy and the village park are within a short walk. Knowle village provides excellent local amenities and a High Street which is well known for its many period and character buildings, inns, restaurants, shops and historic church. Local convenience stores are available at Bentley Heath and the neighbouring village of Dorridge which has a small square, a recently opened Sainsbury Store and a railway station which links Birmingham Snow Hill with London Marylebone. Solihull town centre is within three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

The accommodation comprises;

CANOPY ENTRANCE with timber framed glass panelled door to the

RECEPTION HALL with staircase having timber handrail and balustrade to the first floor and door to the

LIVING ROOM (FRONT) 11' 3" x 20' 6" (3.45m x 6.27m) a through dual aspect room with bay window to the front of the property, beamed ceiling, full height exposed brick fire surround with arch display alcove and raised tiled hearth, three quarter height window

overlooking the garden and door through to the

KITCHEN (REAR) 13' 1" x 8' 5" (3.99m x 2.58m) having white fronted kitchen units, wall mounted Vaillant boiler, base units, drawers, oven, hob sink bowl and drainer units, space and plumbing for slim line dishwasher, window and door to the rear garden, and an under stairs pantry with shelving.

STAIRCASE with timber hand rail leads from the reception to the

FIRST FLOOR LANDING AREA

BEDROOM ONE (FRONT) 11' 11" x 11' 9" (3.64m x 3.59m) a double bedroom with window to the front.

BEDROOM TWO (FRONT) 10' 8" x 10' 1" (3.26m x 3.08m) a second bedroom with window to the front.

BEDROOM THREE (REAR) 8' 8" x 7' 10" (2.66m x 2.40m) with window to the rear.

BEDROOM FOUR 9' 9" x 6' 6" (2.99m x 1.99m) with built in cupboard having shelving and hanging.

BATHROOM having a pink suite with bath, hand basin and window.

SEPARATE WC having toilet and glazed window.

LINEN CUPBOARD located off the landing.



OUTSIDE the property stands behind a lawned fore garden with conifer hedge row, deep driveway providing off road parking and access to the

GARAGE 17' 9" x 8' 2" (5.43m x 2.51m) with metal up and over door, lighting, power and pedestrian door to the side.

REAR GARDEN a gate to the left of the property leads to the rear garden which is established, private, overgrown and enjoys a southerly aspect.

GENERAL INFORMATION

VIEWING Knowle Office – Tel: 01564 770707

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 01564 770707 to arrange to speak with an expert.

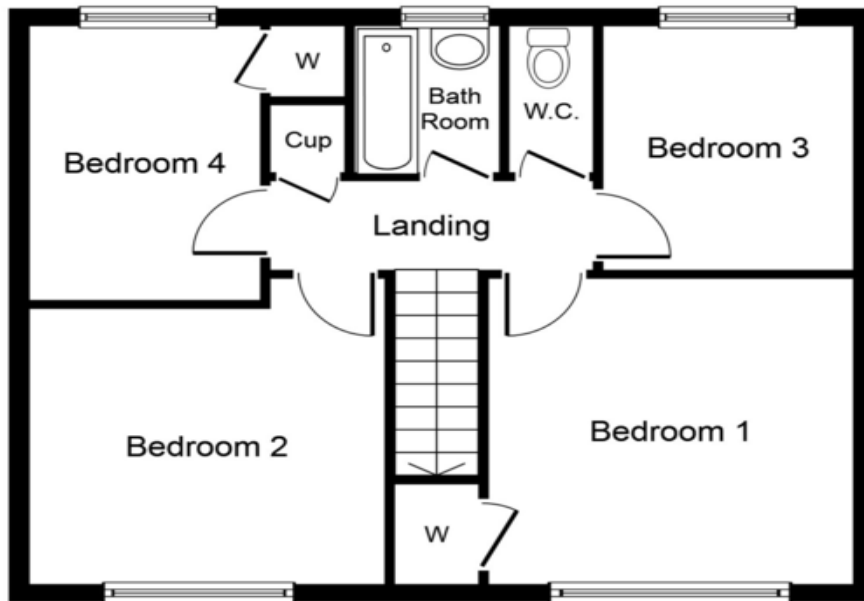
USEFUL WEBSITES YOU SHOULD CHECK

COUNCIL TAX www.voa.gov.uk

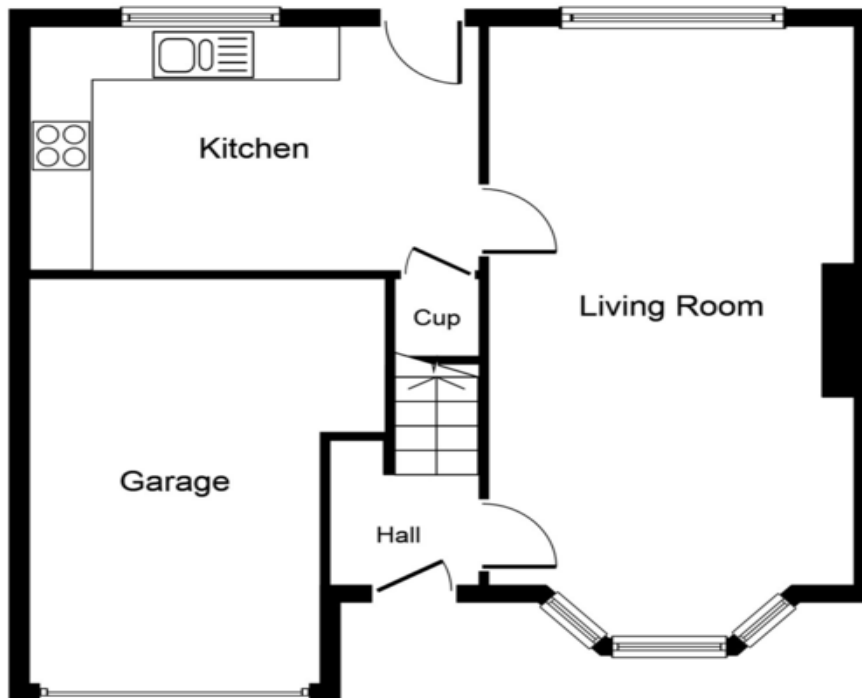
SCHOOLS www.solihull.gov.uk

PLANNING APPLICATIONS www.solihull.gov.uk

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk



First Floor



Ground Floor

98 Starbold Crescent

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

