

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chantry Heath Crescent

Knowle, Solihull, B93 9NH

Guide Price £589,950





# 36 Chantry Heath Crescent

Knowle, Solihull, B93 9NH

Guide Price £589,950



## Description

Hunters are delighted to offer this spacious four bedroom detached property which is perfectly situated in the much sought after village of Knowle, and only a short walk to the many shops and restaurants of Knowle High Street and is ideally positioned for Arden Secondary School. The property briefly offers; entrance hallway, lounge, patio door access to the rear garden, dining room, breakfast kitchen with appliances, guest cloakroom, three double bedrooms - two with built in wardrobes, single bedroom, family bathroom with shower over the bath, front and rear gardens, driveway and single garage. The property benefits from having gas central heating and double glazing throughout.

Knowle is well served by excellent local schools and a High Street which is well known for its period and character buildings, inns, restaurants, shops and historic church. Although Knowle village adjoins open greenbelt countryside, Junction 5 of the M42 is within 2 miles and leads to the Midlands motorway network, centres of commerce and culture, the NEC, international airport and railway station. Solihull town centre is within 3 miles and provides further and more comprehensive facilities, whilst the railway station at the neighbouring village of Dorridge is on the Chiltern line and provides commuter services between London Marylebone and Birmingham Snow Hill. Birmingham International railway station is within 5 miles and links Birmingham New Street with London Euston.

Viewings are highly advised to avoid the disappointment of missing out!!

## Living Room

19'6" x 12'11" (5.96 x 3.96)

## Kitchen

9'10" x 9'10" (3.00 x 3.00)

## Dining Room

9'10" x 9'2" (3.00 x 2.8 )

## Conservatory

10'2" x 9'2" (3.1 x 2.8)

## Master Bedroom

12'5" x 10'5" (3.8 x 3.2)

## Bedroom Two

12'5" x 8'8" (3.8 x 2.66)

## Bedroom Three

10'9" x 9'6" (3.3 x 2.92)

## Bedroom Four

9'6" x 8'6" (2.92 x 2.6)

## Bathroom

5'11" x 5'8" (1.82 x 1.73)

## Garage

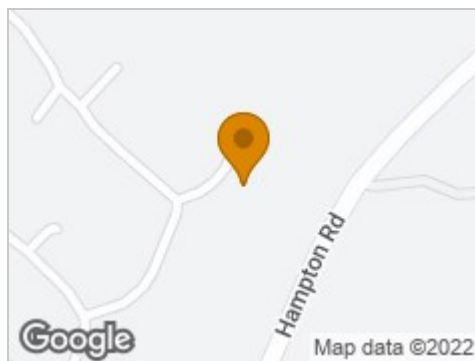
16'4" x 8'7" (5.00 x 2.64)

## Tenure

Freehold



## Road Map



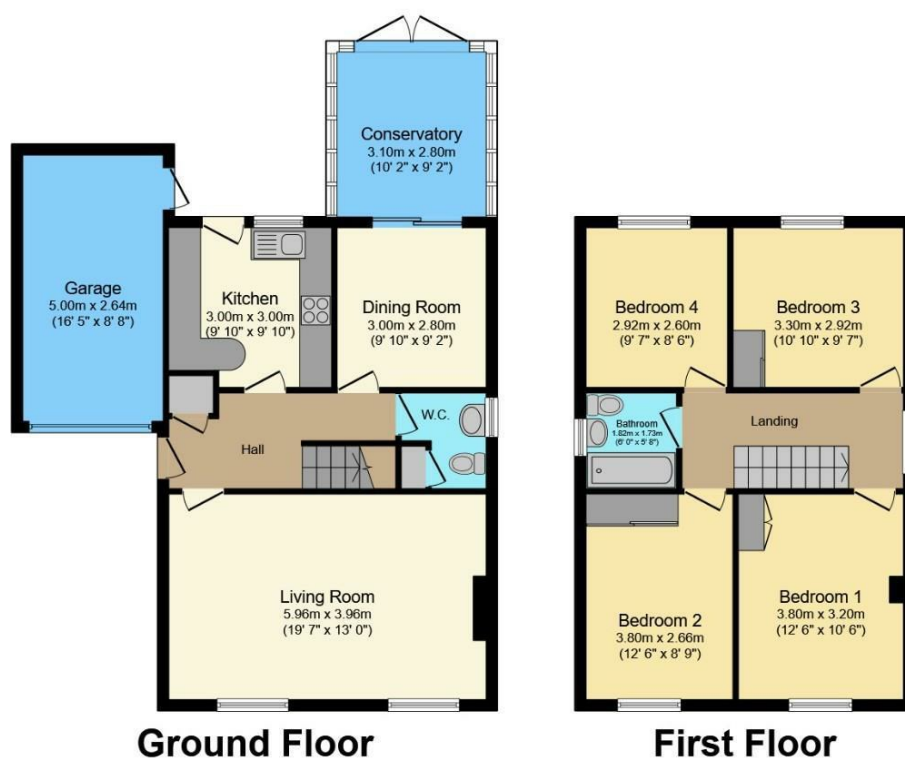
## Hybrid Map



## Terrain Map



## Floor Plan



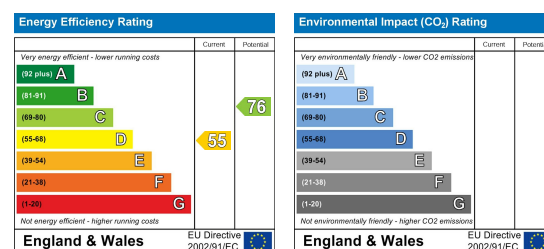
Total floor area 128.4 sq.m. (1,382 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.