

HUNTERS®

HERE TO GET *you* THERE



Chantry Heath Crescent

Knowle, Solihull, B93 9NH

Guide Price £575,000



Council Tax: E



36 Chantry Heath Crescent

Knowle, Solihull, B93 9NH

Guide Price £575,000



The property comprises in further detail:

The property is set back from the road and is approached via a Tarmac laid driveway with an elevated fore garden with planted borders and two lawn areas, with a paved pathway leading to the gated side entry and opening to:

Car Port

Paved drive, access into the garage via electric roller door and opening to canopy with wall mounted light, tiled step and main entrance door opening to:

Entrance Hall

Obscured window to side aspect, ceiling light point, coving, radiator, stairs leading to the first floor accommodation, door to cupboard housing standing boiler and clothes rails, and further doors to:

Reception Room One

12'00" x 19'96" into recess (3.66m x 5.79m into recess)

Two windows to front aspect, two ceiling light points, decorative coving, two wall mounted lights, two radiators, feature fire surround with inset gas fire set on tiled hearth.

Reception Room Two

9'51" x 9'53" (2.74m x 2.74m)

Ceiling light point, serving hatch into kitchen, radiator and patio style doors opening to:

Conservatory

9'39" x 8'06" (2.74m x 2.59m)

French doors opening to rear garden, windows to rear and side aspect, ceiling fan with light point, radiator and tiled flooring.

Kitchen 'L Shaped'

9'43" max x 10'18" max (2.74m max x 3.05m max)

Window to rear aspect, door to rear aspect opening to rear garden, ceiling spot lights, wood effect flooring and fitted kitchen comprising: wall, drawer and base units with granite work surfaces over, inset stainless steel circular sink with mixer tap over and integral drainer to the work surface, gas hob with cooker hood over, integrated double oven, fridge/freezer and dishwasher, space and plumbing for washing machine and breakfast bar area.

Cloakroom

Obscured window to side aspect, ceiling light point, radiator, low level flush w.c., pedestal wash hand basin, wood effect flooring and door to understair cupboard.

First Floor Accommodation

Landing

Stairs lead from the Entrance Hall to the Landing with an obscured window to side aspect, ceiling light point, loft hatch access and doors to:

Bedroom One

12'24" x 10'80" (3.66m x 3.05m)

Window to front aspect, ceiling light point, radiator and range of built-in wardrobes with over-head storage.

Bedroom Two

9'60" x 11'02" (2.74m x 3.40m)

Window to rear aspect, ceiling light point, coving, radiator and range of built-in wardrobes with over-head storage.

Bedroom Three

12'24" x 9'15" (3.66m x 2.74m)

Window to front aspect, two ceiling light points, radiator and built-in wardrobes.

Bedroom Four

9'59" x 8'91" (2.74m x 2.44m)

Window to rear aspect, ceiling light point, radiator and access to airing cupboard with hot water tank and shelving and further storage cupboard with shelving.

Bathroom

5'54 x 8'91" (1.52m x 2.44m)

Obscured window to side aspect, ceiling light point, tiled walls, radiator, low-level flush w.c., pedestal wash hand basin and panelled bath with mixer tap and wall mounted electric shower over.

Outside

Garage'

16'78" x 8'62" (4.88m x 2.44m)

Electric roller door from cart port with window to rear aspect, two ceiling light points, gas and electric metres, built-in storage drawers with work surface over and pedestrian door opening to:

Rear Garden

Rear garden can be accessed via the kitchen, garage, conservatory and gated side entry from the fore garden, with a paved pathway leading to a paved seating area with space for a greenhouse, steps lead to a lawn with planted borders to sides, and there is a further step up to an additional paved seating area with access to a shed.

Agent Note:

We have not been able to verify whether historic works to the property required any Planning or Building Regulation approval, or whether such approvals were obtained.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their Solicitor or Surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The vendor has informed Hunters Knowle that the property is located within the Borough of Solihull and is Band E.

SERVICES

Hunters Knowle understands from the vendor that all mains drains, gas, electricity and water are connected to the property, however we have not obtained verification of this information. Any interested parties should obtain verification on this information via their Solicitor or Surveyor prior to committing to purchase the property.

FIXTURES & FITTINGS

Only those items mentioned in the sales particulars will be included in the sale of the property.

REFERRAL FEES

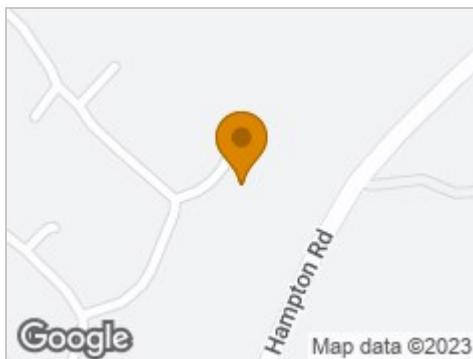
Hunters Knowle would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

GENERAL INFORMATION

These particulars are intended to give a fair and reliable description of the property, however no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas central / electrical heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off / disconnected / drained appliances. All measurements in our particulars are approximate.



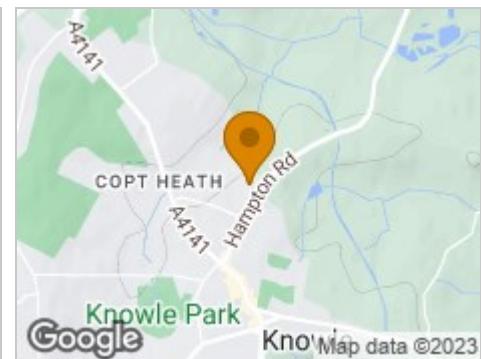
Road Map



Hybrid Map



Terrain Map



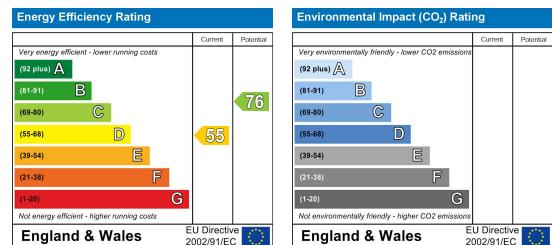
Floor Plan



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.