



Eleanor Lodge, Station Road, Knowle

Guide Price £334,950

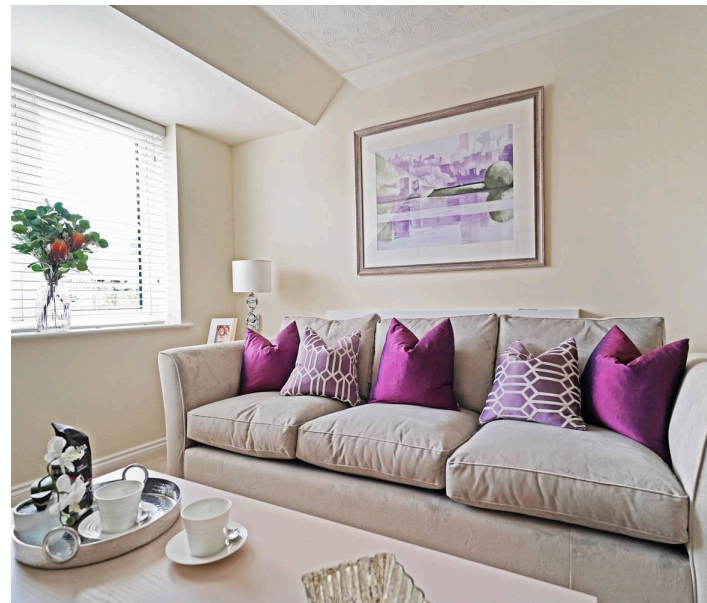
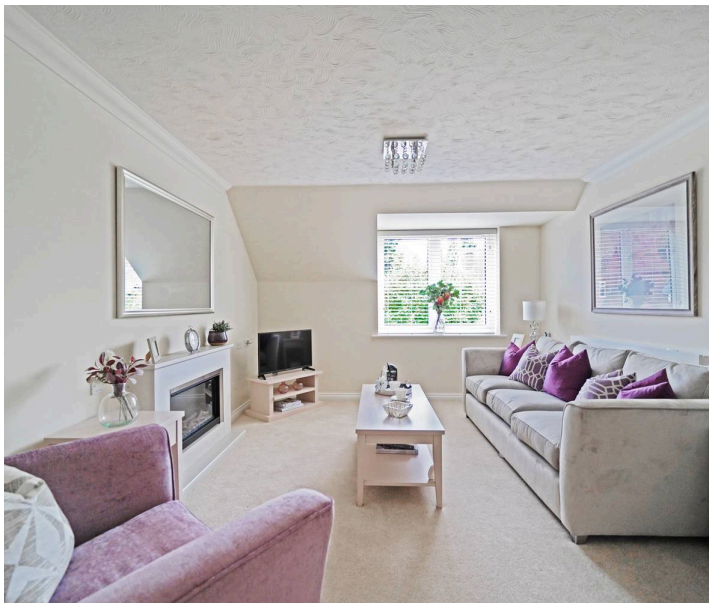




PROPERTY OVERVIEW

LAST ONE REMAINING - Apartment 14 (fully furnished) - First Floor - One Bedroom - Brand new luxury living development consisting of 28 (one and two bedroom) stunning apartments designed for the over 60's set within the Churchill development off Station Road. Interested purchasers are invited to register their interest with Xact Homes in Knowle (01564 777284). Internally the property provides luxury accommodation consisting of living room, kitchen, bedroom and bathroom. Viewing is strictly by appointment.

- Independent Living For The Over 60's
- New Development
- Situated In The Centre Of Knowle Village
- Communal Facilities Including Lounge & Conservatory
- One Bedroom Luxury Apartment
- Video Entry System
- Guest Suite
- Owners' Lounge With Coffee Bar
- Landscaped Gardens

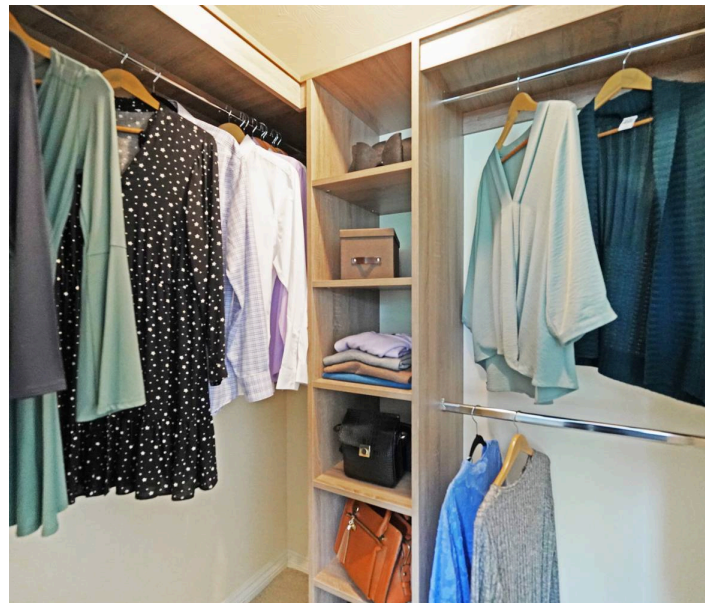




PROPERTY LOCATION

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, London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Tenure: Leasehold





HALL

LIVING ROOM

16' 0" x 11' 3" (4.89m x 3.42m)

KITCHEN

8' 3" x 7' 10" (2.51m x 2.40m)

BEDROOM ONE

13' 0" x 9' 5" (3.96m x 2.88m)

WALK IN WARDROBE

5' 4" x 4' 10" (1.62m x 1.48m)

SHOWER ROOM

7' 6" x 6' 3" (2.29m x 1.90m)

COMMUNAL AREAS

Lounge, conservatory and garden

ITEMS TO BE INCLUDED IN THE SALE

TBC

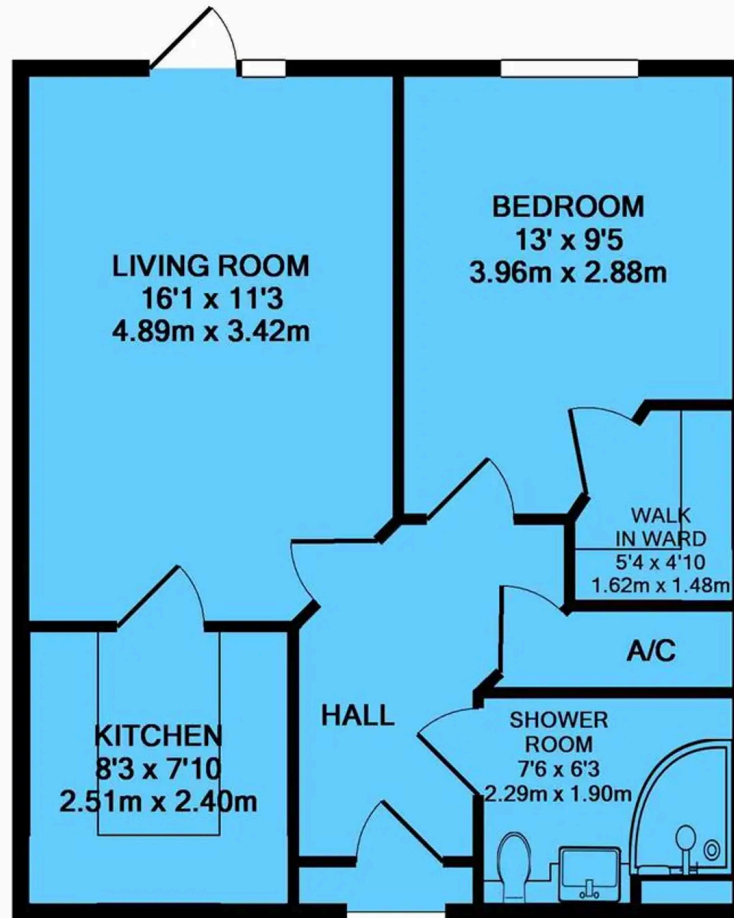
ADDITIONAL INFORMATION

Services - TBC



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.



TOTAL APPROX. FLOOR AREA 502 SQ.FT. (46.6 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Xact Homes

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