



## St. Johns Close, Knowle

Guide Price £220,000





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this immaculately presented two bedroom ground floor apartment set in a highly sought after location of Knowle and is within easy walking distance to all local amenities and Knowle High Street. This property is accessed via a communal entrance and consists of:- a hall, spacious open plan living / dining room with ample space for both sofa seating and dining area, a balcony with views to the front of the property, a fitted kitchen with integrated appliances, a study/store room, two generously sized double bedrooms with space for free standing furniture and a family bathroom. The apartment also benefits from an additional brick storage / bike shed outside the property. To view this excellent property call Xact Homes today on 01564 777 284.

Council tax band: C

Tenure: Leasehold

- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Living / Dining Room
- Two Double Bedrooms
- Fitted Kitchen
- Family Bathroom
- Store Room





## 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.





## HALL

## LIVING / DINING ROOM

19' 4" x 10' 3" (5.89m x 3.12m)

## BALCONY

## KITCHEN

8' 7" x 7' 3" (2.62m x 2.21m)

## BEDROOM ONE

12' 6" x 10' 9" (3.8m x 3.27m)

## BEDROOM TWO

10' 8" x 10' 2" (3.25m x 3.1m)

## BATHROOM

7' 1" x 6' 2" (2.16m x 1.87m)

## STUDY/STORE

## OUTSIDE THE PROPERTY

COMMUNAL OUTSIDE SPACE TO THE  
FRONT & REAR

STORAGE / BIKE SHED





### **ITEMS INCLUDED IN SALE**

Hotpoint free standing cooker, extractor, Bosch fridge freezer, Belling dishwasher, Zanussi washing machine, all carpets, all curtains, all blinds and all light fittings.

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

Two sets of wardrobes, two bedside cabinets, one chest of drawers unit if required.

### **ADDITIONAL INFORMATION**

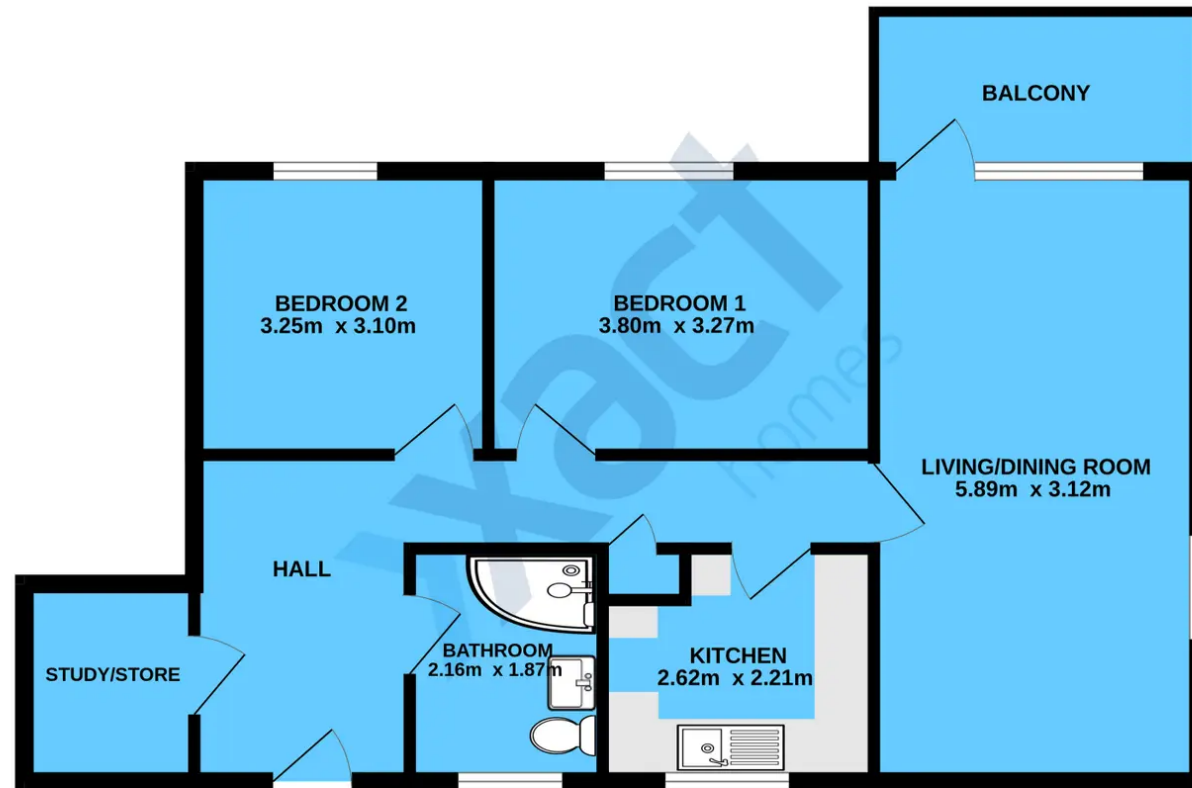
Services - mains gas, electricity and mains sewers. Broadband - Talk Talk. Service charge - £482.90 (pa). Ground rent - £600 (pa).

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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