



St. Johns Close, Knowle

Guide Price £325,000





PROPERTY OVERVIEW

Benefiting from NO UPWARD CHAIN is this two bedroom mid-terrace property presenting an ideal opportunity for first time buyers or investors. The property is set on a highly sought after road in Knowle just a short walk from Knowle High Street and park. The ground floor accommodation is accessed via an entrance hallway and consists of a spacious living / dining room and a fitted kitchen with integrated appliances. The first floor is made up of two double bedrooms, one of which is a principal bedroom with a fitted wardrobe, both bedrooms are serviced by a family bathroom. Outside the property enjoys an easterly facing rear garden which is mainly laid with lawn and includes a patio seating area and separate brick built shed. To the front of the property is a lawn foregarden and gravel driveway providing parking for multiple vehicles. To view this superb property call Xact Homes today on 01564 777 284.





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 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 together with a 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. The NEC, Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council tax band: D

Tenure: Freehold





- NO UPWARD CHAIN
- Two Bedroom Mid-Terrace Property
- Ideal Opportunity For First Time Buyers Or Investors
- Highly Sought After Road In Knowle
- Spacious Living Room
- Fitted Kitchen
- Brick Built Shed
- Rear Garden
- Off Road Parking For Up To Four Cars

ENTRANCE HALLWAY

LIVING/DINING ROOM

22' 8" x 11' 3" (6.91m x 3.42m)

KITCHEN

6' 12" x 10' 7" (2.13m x 3.22m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 10' 8" (4.29m x 3.24m)

BEDROOM TWO

11' 2" x 9' 8" (3.41m x 2.94m)

BATHROOM

9' 10" x 5' 5" (2.99m x 1.65m)

OUTSIDE THE PROPERTY

EASTERLY FACING REAR GARDEN

BRICK BUILT SHED

OFF ROAD PARKING



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and garden shed

ADDITIONAL INFORMATION

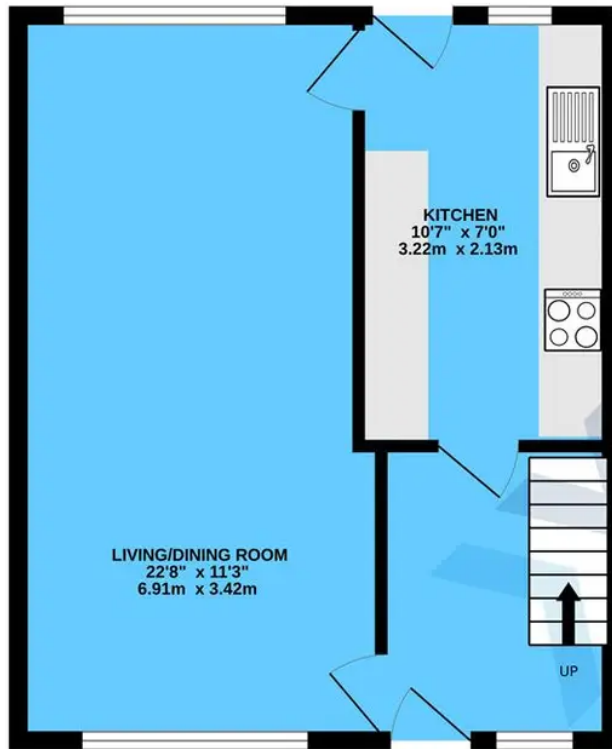
Services: mains gas, electricity and mains sewers.
Broadband: Fibre-Optic.

MONEY LAUNDERING REGULATIONS

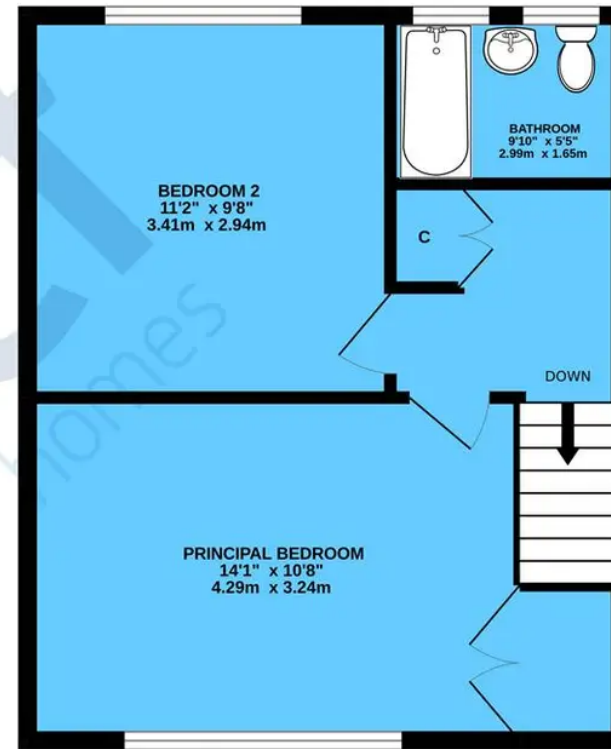
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.

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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Xact Homes

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