



Mockley Wood Road, Knowle

Offers Over £220,000





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this immaculately presented two bedroom first floor maisonette presenting an ideal opportunity for first time buyers or investors. The property is located on a quiet and highly sought after cul-de-sac in Knowle and is within easy walking distance to all local amenities and Knowle High Street. The property is accessed via a welcoming porch providing ample space for coat storage. From here you access the first floor which consists of:- a spacious living room benefiting from an abundance of natural light and an electric fire; a fitted kitchen with ample storage space; two bedrooms, one of which is a large double with a fitted wardrobe and the second bedroom offers versatility to be used as a home office; and a family bathroom. Outside the property enjoys a south facing rear garden and a single garage located in a separate block. To view this excellent property call Xact Homes today on 01564 777284.



#### 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.

Council Tax band: C

Tenure: Leasehold





- Two Bedroom First Floor Maisonette
- NO UPWARD CHAIN
- Quiet Cul-De-Sac Location
- Living Room
- Fitted Kitchen
- Family Bathroom
- Ideal For First Time Buyers Or Investors
- South Facing Rear Garden
- Single Garage

**PORCH**

7' 3" x 2' 3" (2.2m x 0.69m)

**FIRST FLOOR**

**LIVING ROOM**

10' 11" x 14' 4" (3.33m x 4.36m)

**KITCHEN**

10' 6" x 6' 6" (3.21m x 1.98m)

**BEDROOM ONE**

13' 6" x 10' 0" (4.11m x 3.05m)

**BEDROOM TWO**

11' 1" x 6' 6" (3.37m x 1.98m)

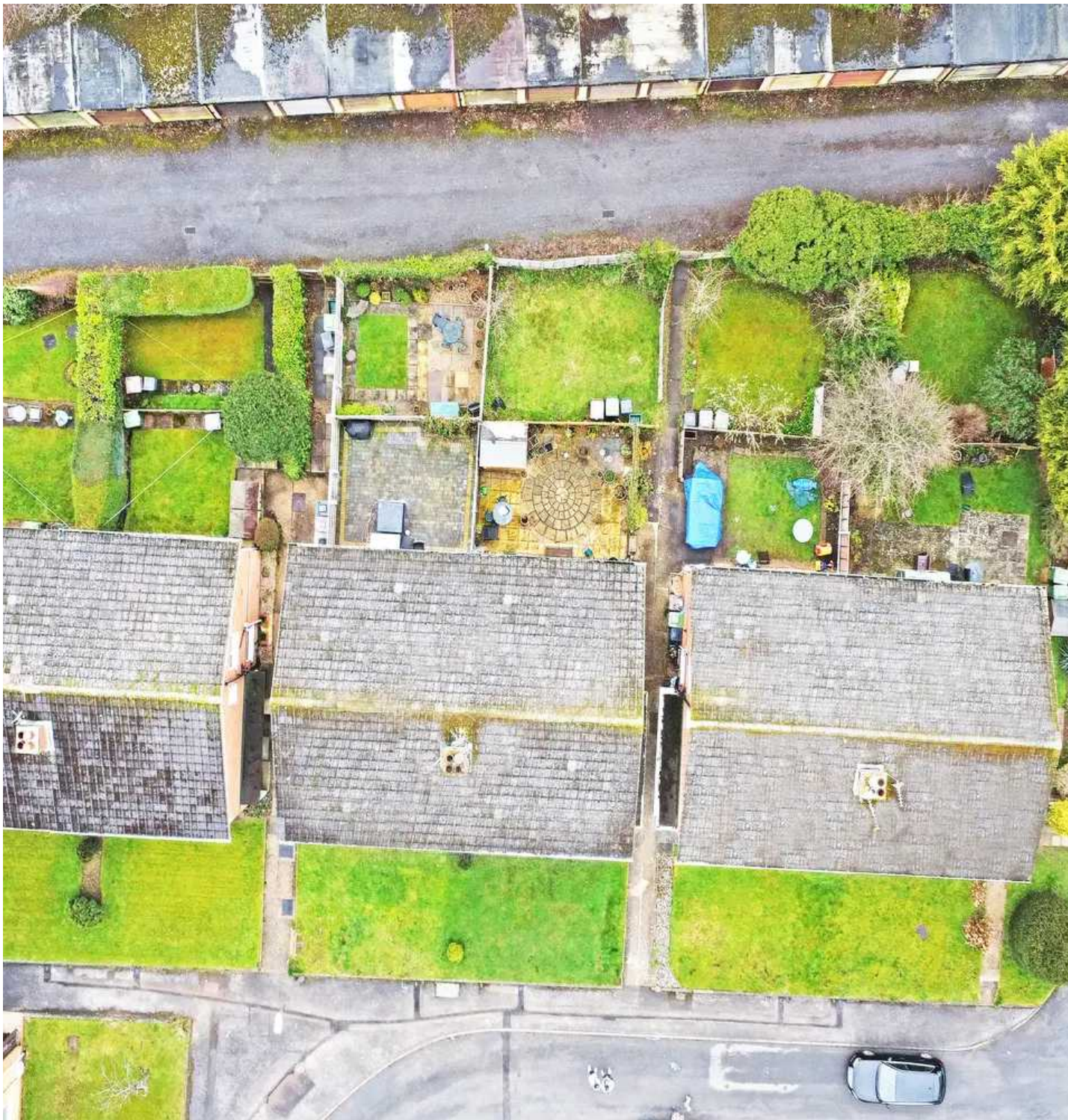
**BATHROOM**

**OUTSIDE THE PROPERTY**

**SOUTH FACING REAR GARDEN**

**SINGLE GARAGE**





#### **ITEMS INCLUDED IN SALE**

Beko integrated oven, Beko integrated hob, extractor, Beko fridge freezer, dishwasher, washing machine, all carpets, all curtains and all light fittings.

#### **ADDITIONAL INFORMATION**

Services - mains gas and electricity. Ground rent - £80 (pa).

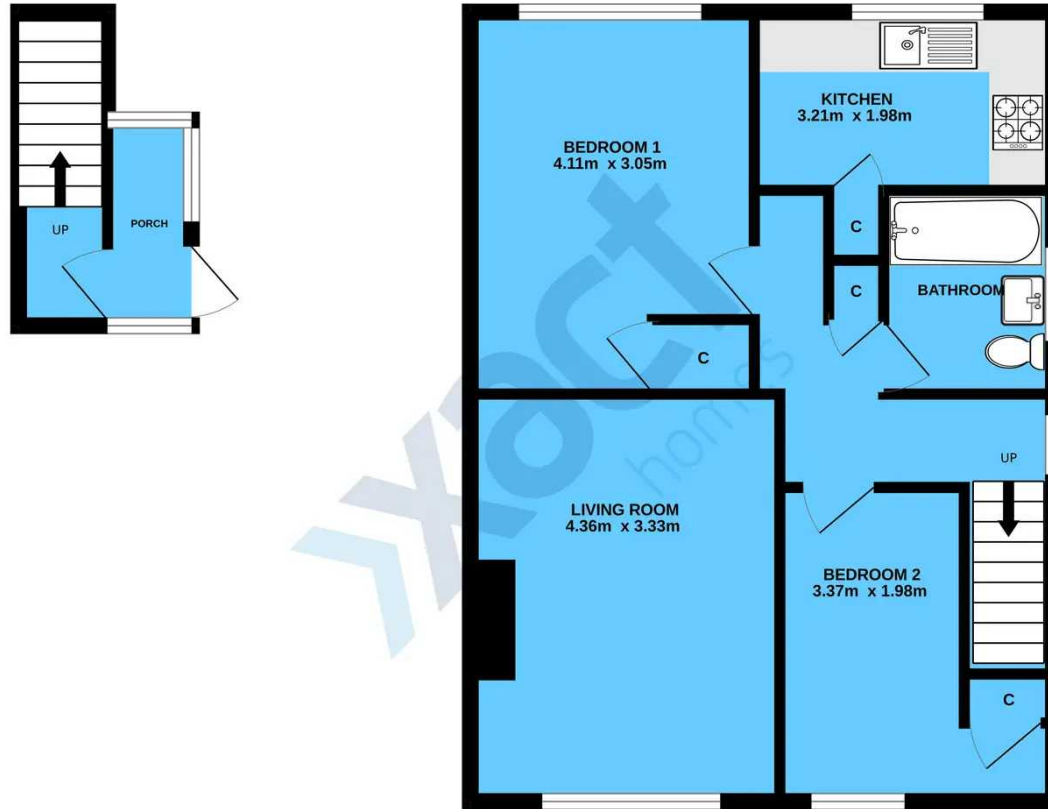
#### **MONEY LAUNDERING REGULATIONS**

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.



ENTRANCE

1ST 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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