



Cook Close, Knowle

Guide Price £235,000



PROPERTY OVERVIEW

Located within walking distance of Knowle village and all its amenities, this first floor one bedroom maisonette is well presented throughout and is available to purchase with no onward chain. Briefly the property provides potential purchasers with:- entrance stairway, living room, fitted kitchen, double bedroom and bathroom. Outside there is a private rear garden, garage and allocated parking space.

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

- One Bedroom First Floor Maisonette
- Close to Knowle High Street
- Large Lounge
- Double Bedroom
- Bathroom
- 87 Year Lease
- Garage & Allocated Parking
- Private Garden Area



ENTRANCE STAIRWAY

LIVING ROOM

16' 1" x 10' 9" (4.91m x 3.27m)

KITCHEN

10' 7" x 7' 9" (3.23m x 2.37m)

DOUBLE BEDROOM

12' 6" x 9' 6" (3.8m x 2.89m)

BATHROOM

WALK IN STORE CUPBOARD

11' 2" x 3' 2" (3.41m x 0.96m)

OUTSIDE THE PROPERTY

GARAGE

EAST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Beko free standing cooker, fridge freezer, all carpets, all light fittings and garden shed

ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Loft Space: with ladder. Ground Rent: £45.00 pa Service Charge: £100 pa

MONEY LAUNDERING REGULATIONS

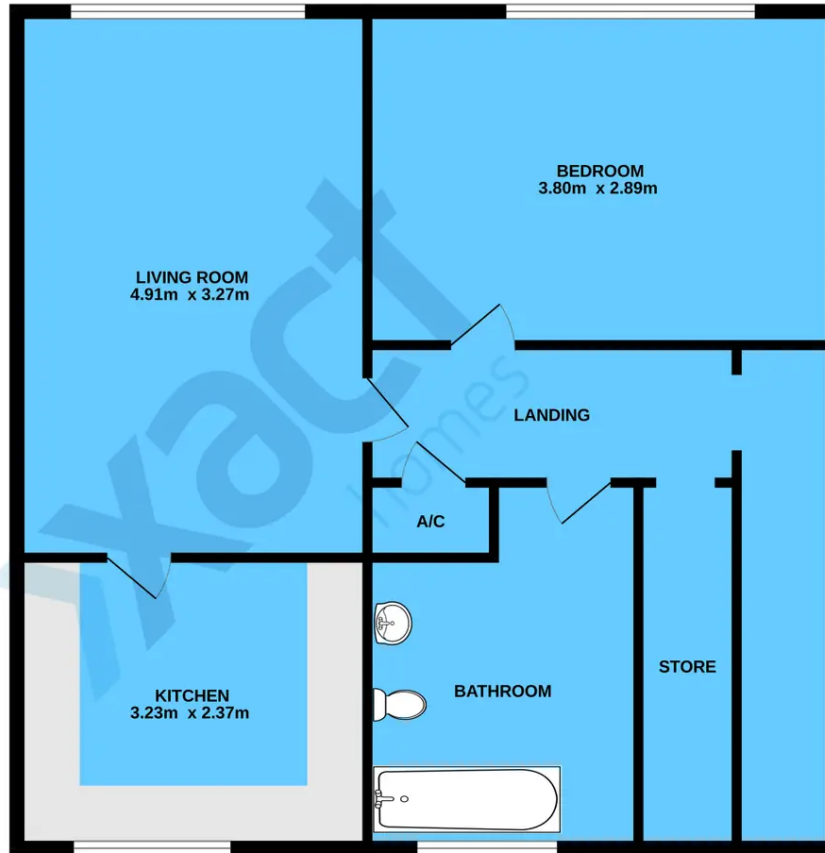
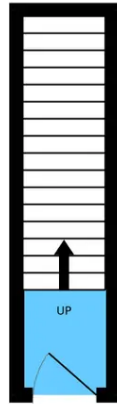
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

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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SALES & LETTINGS

