



St. Johns Close, Knowle

Guide Price £250,000



PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this two bedroom ground floor maisonette located in the heart of Knowle village within easy walking distance to all local amenities and High Street. The property is ideal for first time buyers or investors and is accessed via a welcoming entrance hallway connecting all rooms. The primary reception room is a large dual aspect living / dining room with excellent views of both St Johns Close and the rear garden. The remainder of the property is made up of:- a fitted kitchen with integrated appliances; two double bedrooms; a modern family bathroom and generously sized storage cupboard allowing space for white goods. Outside the property enjoys a delightful south-facing rear garden which is mainly laid with lawn and a single garage 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: D

Tenure: Leasehold



- Two Bedroom Ground Floor Maisonette
- NO UPWARD CHAIN
- Highly Sought After Location
- Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Single Garage

ENTRANCE HALLWAY

LIVING / DINING ROOM

9' 11" x 26' 3" (3.03m x 8.01m)

KITCHEN

7' 0" x 7' 9" (2.14m x 2.36m)

BEDROOM ONE

9' 11" x 12' 0" (3.02m x 3.67m)

BEDROOM TWO

7' 11" x 13' 11" (2.41m x 4.24m)

BATHROOM

5' 8" x 7' 7" (1.73m x 2.31m)

CUPBOARD

6' 3" x 5' 7" (1.91m x 1.7m)

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

SINGLE GARAGE IN A SEPARATE BLOCK





ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and a garden shed.

ADDITIONAL INFORMATION

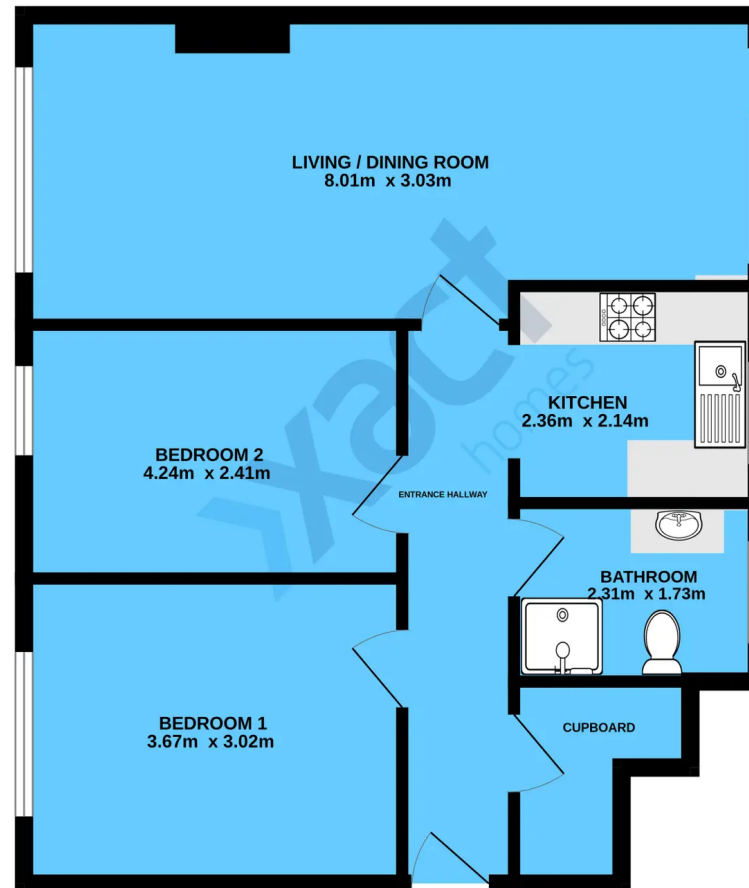
Services - mains gas, electricity and mains sewers. Gas boiler fitted 2015. No service charge or ground rent fees.

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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