



Lodge Road, Knowle

Guide Price £199,950



PROPERTY OVERVIEW

Set in a prime location on Knowle High Street and within easy walking distance to all local amenities and Knowle park, is this delightful one-bedroom ground floor maisonette which is immaculately presented throughout. The property has been recently fully renovated and benefits from no upward chain, a long lease and double glazing. A welcoming entrance hallway connects all rooms and consists of a spacious living room with an abundance of natural light and a bespoke fitted home bar, a modern fitted kitchen with integrated appliances and solid oak worktops, a spacious double bedroom with fitted wardrobes and a large bathroom with a separate bath and walk-in shower. Outside the property enjoys a beautifully maintained and sunny communal cottage garden to the front and rear which flowers all year round. To view this wonderful 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 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



- Prime Location On High Street In Knowle
- Immaculately Presented Throughout
- Modern Fitted Kitchen With Integrated Appliances
- Large Bathroom With Separate Bath And Shower
- Beautiful Communal Gardens
- Long Lease (roughly 160 years)
- Low Service Charge (Roughly £200 Per Year)
- Ideal For First Time Buyers, Investors and Downsizers

ENTRANCE HALLWAY

LIVING ROOM

18' 10" x 9' 10" (5.75m x 3m)

KITCHEN

9' 3" x 6' 9" (2.81m x 2.05m)

BEDROOM

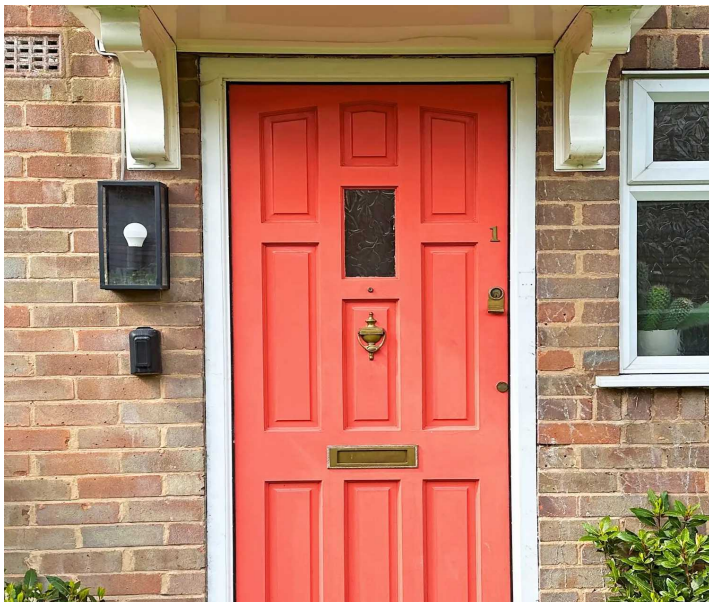
15' 7" x 9' 9" (4.75m x 2.98m)

BATHROOM

9' 3" x 8' 2" (2.81m x 2.5m)

OUTSIDE THE PROPERTY

PLEASANT COMMUNAL GARDEN TO THE FRONT AND REAR





ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washer dryer, all carpets, all blinds, fitted wardrobes in one bedroom, all light fittings, a garden shed and bespoke fitted bar in the lounge.

ADDITIONAL INFORMATION

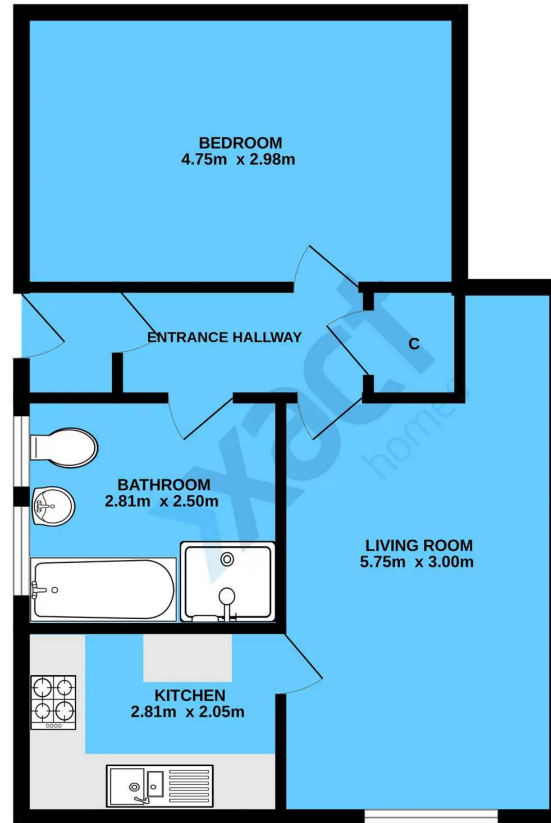
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Ground rent - Peppercorn (pa)
Service charge - £200 (pa)

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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