



## The Cedars, Downing Close

In Excess of £165,000





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this delightful two bedroom first floor apartment available for over 58s only. The property is located within easy walking distance to all local amenities and Dorridge Station and is accessed via a welcoming communal entrance with lift access to all floors. Upon entering the apartment you are greeted by a welcoming entrance hallway with ample storage space connecting all rooms which consists of:- a spacious lounge benefiting from an abundance of natural light throughout; a fitted kitchen with fully integrated appliances; a dining room offering versatility to be used as a second bedroom; a large principal bedroom with fitted wardrobes; and a family bathroom. Outside the property enjoys well maintained communal gardens surrounding the property and lots of parking areas. To view this immaculate 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 First Floor Apartment
- Over 58s Only
- NO UPWARD CHAIN
- Lounge
- Fitted Kitchen
- Dining Room / Second Bedroom
- Principal Bedroom
- Lift Access To All Floors
- Allocated Parking

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

12' 11" x 12' 1" (3.94m x 3.68m)

#### **KITCHEN**

9' 2" x 7' 2" (2.79m x 2.18m)

#### **DINING ROOM / BEDROOM TWO**

9' 7" x 8' 10" (2.92m x 2.70m)

#### **PRINCIPAL BEDROOM**

14' 9" x 9' 2" (4.50m x 2.79m)

#### **BATHROOM**

7' 2" x 6' 10" (2.19m x 2.08m)

#### **OUTSIDE THE PROPERTY**

#### **WELL MAINTAINED COMMUNAL GARDENS**





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

Neff integrated oven, Bosch integrated hob, extractor, fridge, Neff freezer, washer dryer, all carpets, all blinds, fitted wardrobes in bedroom one and some light fittings.

#### **ADDITIONAL INFORMATION**

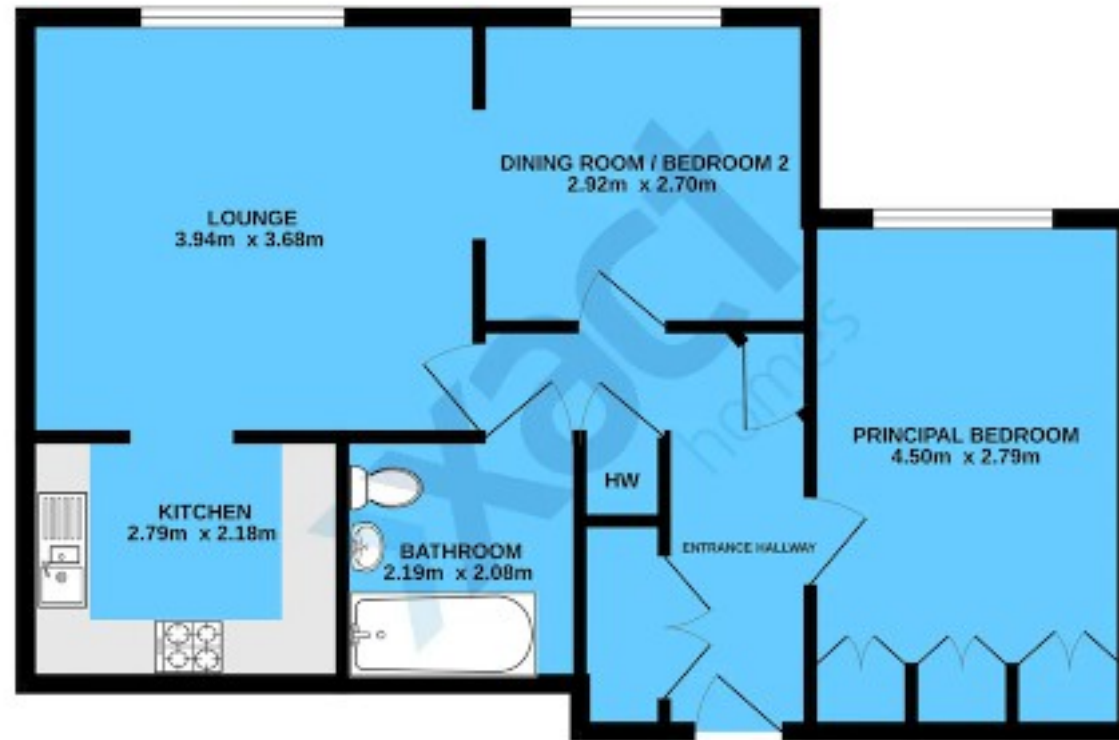
Services - electricity and mains sewers. Loft space - boarded. Service charge - £187.98 (pm). NO pets allowed.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# 1ST FLOOR



While 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 misstatement. 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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