



Stourton Close, Knowle

£199,950





PROPERTY OVERVIEW

Offered to the market with benefit of NO UPWARD CHAIN is this two bedroom first floor maisonette presenting an ideal opportunity for first-time buyers, downsizers or investors. The property is located on a quiet and highly sought after road in Knowle within easy walking distance to all local amenities and Knowle park. The property is accessed via an entrance hallway with stairs leading to the first floor which consists of:- a spacious living room overlooking the front of the property; a fitted kitchen with ample storage space; two bedrooms, one of which is a principal bedroom with fitted wardrobes and dresser; and a family bathroom. Outside the property enjoys an enclosed lawn rear garden accessed via a shared pathway and a single garage located in a separate block with a parking space in front. To view this delightful 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
- Living Room & Fitted Kitchen
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Ideal For First-Time Buyers Or Investors
- Westerly Facing Rear Garden
- Long Lease Length
- Single Garage & Parking Space

ENTRANCE HALLWAY

STAIRS TO FIRST FLOOR

LIVING ROOM

11' 0" x 14' 4" (3.36m x 4.36m)

KITCHEN

6' 5" x 10' 7" (1.96m x 3.22m)

PRINCIPAL BEDROOM

10' 0" x 10' 8" (3.06m x 3.26m)

BEDROOM TWO

6' 3" x 11' 0" (1.91m x 3.36m)

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)





OUTSIDE THE PROPERTY

SINGLE GARAGE

DETACHED GARDEN

TOTAL SQUARE FOOTAGE

47.9 sq. m (515 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Free standing cooker, fridge, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and two and all light fittings.

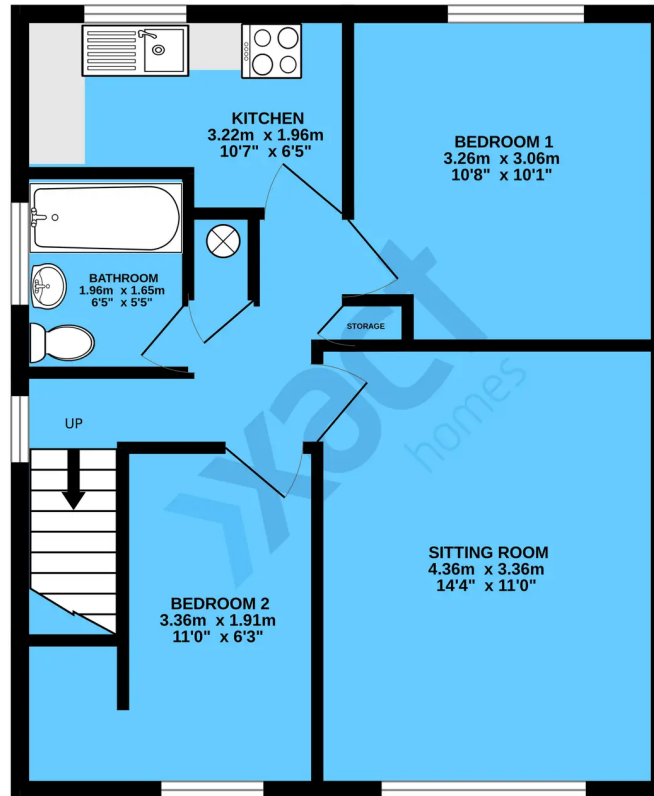
ADDITIONAL INFORMATION

Services: water meter, gas, electricity and mains sewers. Heating: warm air. Broadband: Plusnet Ground Rent Charge: £85 pa Years Remaining On Lease: 131 (21.03.2154)

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
47.9 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA : 47.9 sq.m. (515 sq.ft.) approx.

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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