



smarthomes

St Lawrence Close

Knowle, Solihull, B93 0EU

- A Ground Floor Apartment
- Two Bedrooms
- Lounge Diner
- Gated Parking & Garage
- No Upward Chain
- Within Walking Distance to Knowle High Street

£265,000

EPC Rating - 54

Current Council Tax Band - C





Property Description

The property is set back from the road at the end of a quiet cul-de-sac location with communal gardens to front and rear and paved pathway extending to secure communal entrance with this ground floor apartment having a hardwood front door giving access through to

Entrance Hall

With wall lighting, radiator, telephone intercom entry system, useful storage cupboard and doors leading off to



Lounge Diner

20' 4" x 12' 9" (6.2m x 3.9m) With two double glazed windows overlooking communal rear gardens, coving to ceiling, wall lighting, radiator, feature brick fireplace with tiled hearth and door leading into

Breakfast Kitchen to Front

12' 9" x 10' 5" (3.9m x 3.2m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Hotpoint hob with extractor canopy over, inset electric oven, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, radiator, two ceiling light points, pantry cupboard housing Glow Worm boiler, tiled flooring and double glazed window to front



Bedroom One to Rear

12' 9" x 9' 10" up to wardrobes (3.9m x 3.0m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes



Bedroom Two to Front

9' 10" x 9' 10" (3.0m x 3.0m) With double glazed window to front elevation, radiator and ceiling light point



Separate WC

With obscure double glazed window to front, low flush WC, ceiling light point, tiling to splashback areas and laminate flooring



Bathroom to Front

5' 6" x 4' 11" (1.7m x 1.5m) With pedestal wash hand basin, panelled bath with Triton electric shower over, obscure double glazed window to front, tiling to water prone areas, radiator, shaver socket, laminate flooring and ceiling light point

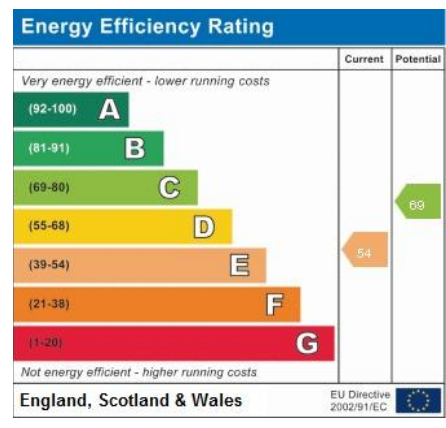
External

The property benefits from gated parking, well maintained communal gardens and garage in a separate block.



Tenure

We are advised by the vendor that the property has a share of the freehold with approx. 982 years remaining on the lease, a service charge of approx. £1,580 per annum and no ground rent payable but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.