



Mockley Wood Road, Knowle

Guide Price £225,000



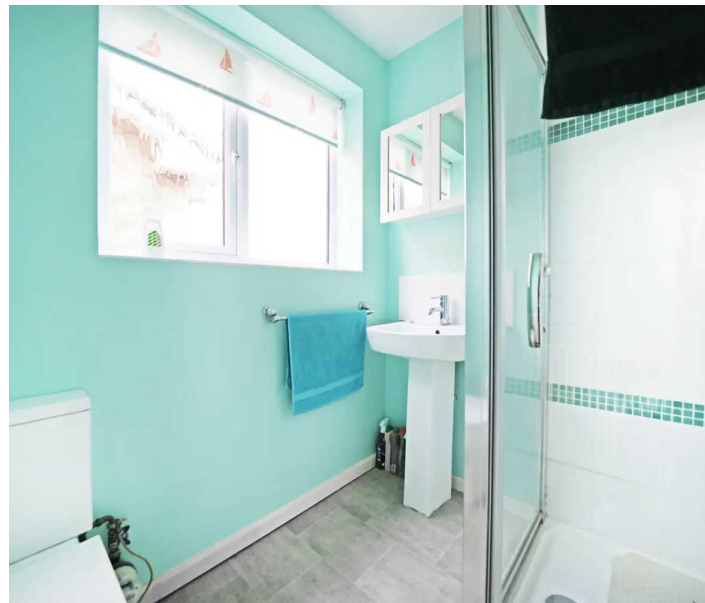
PROPERTY OVERVIEW

Introducing this exceptional two-bedroom first floor maisonette, situated in a prime location in Knowle. Tucked away in a quiet cul-de-sac yet within walking distance to all local amenities, this property offers a perfect blend of convenience and tranquillity. Boasting the unique advantage of NO SERVICE CHARGE and NO GROUND RENT, this home is an attractive opportunity for first-time buyers, downsizers, or investors.

Upon entering through a private hallway with stairs leading to the first floor, there is a spacious open plan living and dining room and a well-appointed fitted kitchen. The large principal bedroom features fitted storage, while a modern family bathroom completes the accommodation.

This property presents a rare opportunity to own a home in a sought-after location without the additional financial obligations often associated with such properties. Don't miss out on the chance to make this maisonette your own and enjoy the comfort and convenience it offers.





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: B

Tenure: Leasehold



- Two Bedroom First Floor Maisonette
- NO SERVICE CHARGE & NO GROUND RENT
- Prime Location In Knowle
- Open Plan Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Private Rear Garden
- Early Viewing Essential

PRIVATE HALLWAY

STAIRS LEADING TO THE FIRST FLOOR

HALLWAY

LIVING / DINING ROOM

14' 2" x 10' 11" (4.33m x 3.34m)

KITCHEN

10' 6" x 6' 5" (3.19m x 1.95m)

PRINCIPAL BEDROOM

13' 5" x 10' 0" (4.08m x 3.04m)

BEDROOM TWO

10' 11" x 9' 7" (3.33m x 2.92m)

BATHROOM

6' 5" x 5' 5" (1.96m x 1.64m)

TOTAL SQUARE FOOTAGE

Total floor area: 56.4 sq.m. = 607 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom and all light fittings.

ADDITIONAL INFORMATION

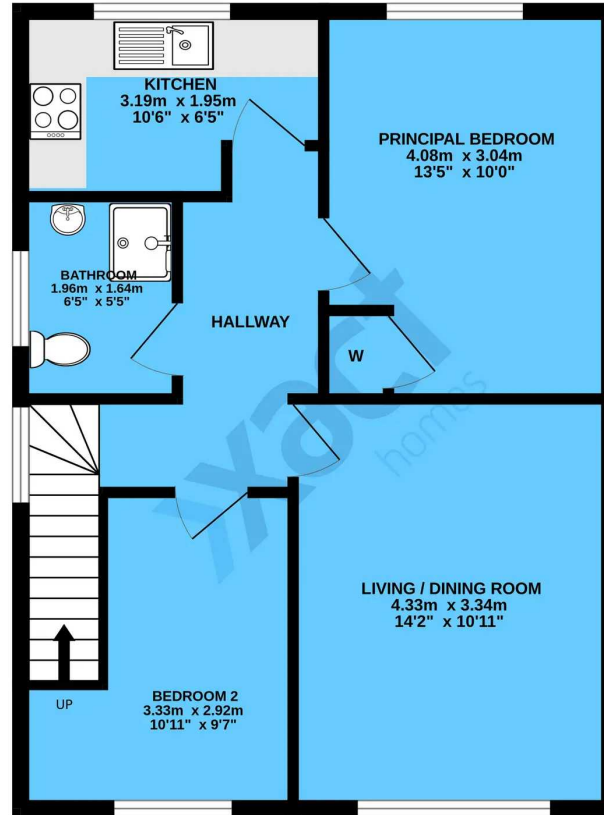
Services - mains gas, electricity and mains sewers.

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.



1ST FLOOR



TOTAL FLOOR AREA : 56.4 sq.m. (607 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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