



St. Johns Close, Knowle

Guide Price £240,000



PROPERTY OVERVIEW

We are pleased to present this two-bedroom ground floor maisonette, offering an excellent opportunity to acquire a property with NO UPWARD CHAIN. Situated in a desirable location, this maisonette is perfect for first-time buyers or investors looking for a promising investment.

Upon entering, you are welcomed into an entrance hallway, leading to a spacious and bright living/dining room. The large window overlooking the village green floods the room with natural light, while the French doors open up to the rear garden, providing a seamless connection between indoor and outdoor living spaces.

The fitted kitchen offers ample storage and workspace, catering to all your culinary needs. Both double bedrooms provide generous space for free-standing storage, ensuring a clutter-free living environment. A well-appointed family bathroom and a large storage cupboard complete this charming property.

In addition, the vendor will extend the lease upon completion, creating added peace of mind for the fortunate buyer. To the rear, a private south-facing garden allows for peaceful relaxation and outdoor enjoyment.

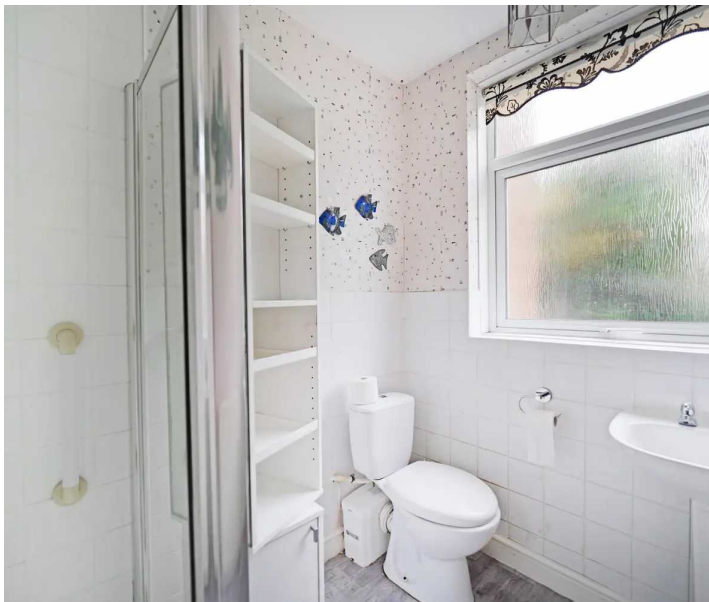




Do not miss out on this fantastic opportunity to own this ground floor maisonette. Contact us today to arrange a viewing and secure your future in this desirable location.

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 Ground Floor Maisonette
- NO UPWARD CHAIN
- Lease To Be Extended Upon Completion
- Ideal For First Time Buyers Or Investors
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Family Bathroom
- South Facing Rear Garden





ENTRANCE HALLWAY

LIVING / DINING ROOM

25' 7" x 9' 11" (7.80m x 3.02m)

FITTED KITCHEN

7' 9" x 7' 0" (2.37m x 2.14m)

BEDROOM ONE

13' 11" x 9' 10" (4.24m x 3.00m)

BEDROOM TWO

13' 11" x 8' 0" (4.24m x 2.45m)

BATHROOM

7' 9" x 5' 11" (2.37m x 1.81m)

UTILITY

TOTAL SQUARE FOOTAGE

Total floor area - 77.0 sq.m. = 829 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

PRIVATE SOUTH FACING GARDEN

ITEMS INCLUDED IN SALE

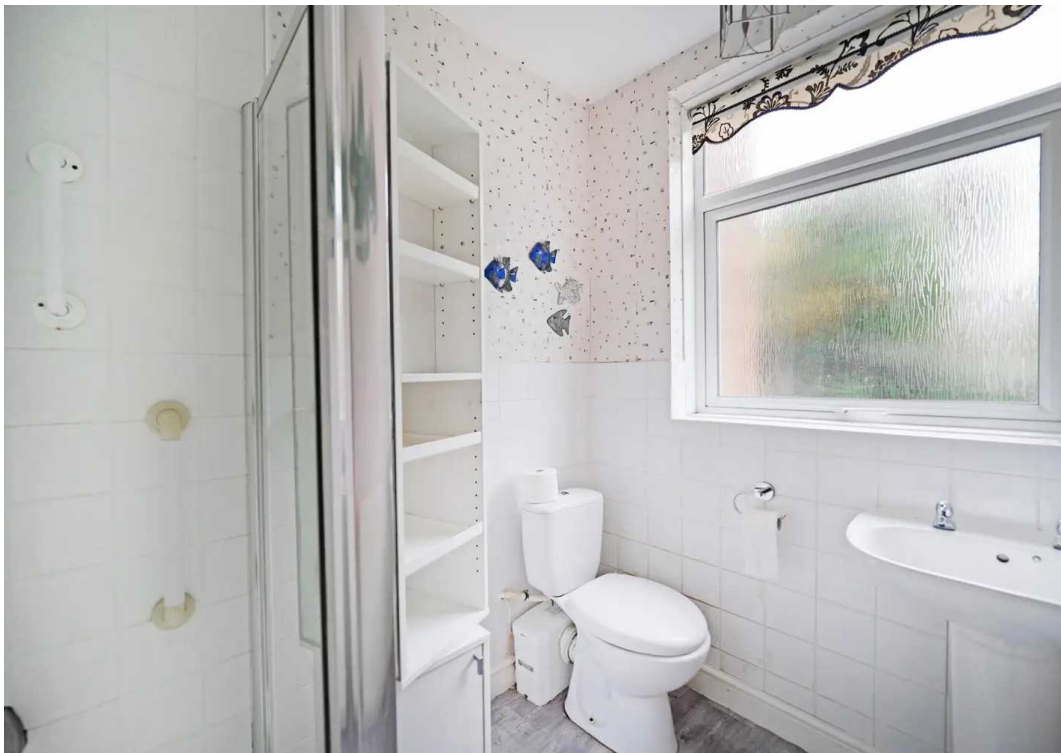
Integrated oven, integrated hob, extractor, fridge, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and some light fittings.

ADDITIONAL INFORMATION

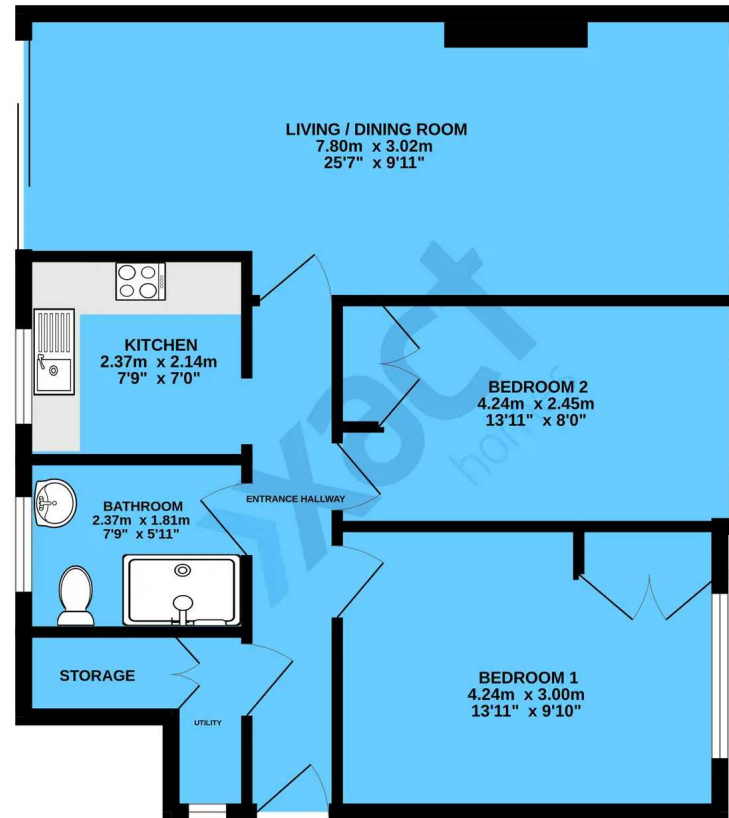
Services - mains gas, electricity and mains sewers.
Ground rent - £15.00 (pa).

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



TOTAL FLOOR AREA: 77.0 sq.m. (829 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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