



# Apt , Arden Grange, High Street

Guide Price £400,000





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this delightful two bedroom ground floor retirement apartment located within the highly sought after Arden Grange development on Knowle High Street. The property is within easy walking distance to all local amenities and public transport and is accessed via a welcoming communal entrance with an excellent residents lounge and lift access to all floors. Upon entering the apartment you are greeted by a spacious entrance hallway connecting all rooms and benefiting from an abundance of storage. The apartment consists of:- a large living room benefiting from French doors opening to a private use patio area then leading to the communal rear garden; a fitted kitchen with integrated appliances; home office or dining room, also with French doors to the private use patio, principal bedroom with ensuite, large walk-in wardrobe and extra storage area and a family bathroom. Outside the property enjoys well maintained communal gardens with ample seating space and a residents car park.







## 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: E

Tenure: Leasehold







- Two Bedroom Ground Floor Retirement Apartment
- NO UPWARD CHAIN
- Located On Knowle High Street
- Living Room
- Fitted Kitchen
- Principal Bedroom With Ensuite & Walk-In Wardrobe
- Family Bathroom
- Communal Gardens
- Private Parking

#### **ENTRANCE HALLWAY**

#### **KITCHEN**

10' 1" x 8' 2" (3.08m x 2.49m)

#### **LIVING ROOM**

17' 5" x 14' 2" (5.3m x 4.33m)

#### **BEDROOM ONE**

13' 1" x 9' 10" (3.99m x 2.99m)

#### **ENSUITE BATHROOM**

7' 1" x 6' 4" (2.17m x 1.92m)

#### **WALK IN WARDROBE**

9' 11" x 4' 12" (3.01m x 1.52m)

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

11' 1" x 10' 4" (3.37m x 3.15m)

#### **SHOWER ROOM**

7' 1" x 4' 8" (2.17m x 1.42m)







#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**

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

Neff integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine (in the laundry room), tumble dryer (in the laundry room), all carpets, fitted wardrobes in one bedroom, all light fittings and underfloor heating.

#### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

All net curtains

#### **ADDITIONAL INFORMATION**

Services: electricity and mains sewers. Ground Rent: £495 pa. Service Charge: £3800 pa

#### **MONEY LAUNDERING REGULATIONS**

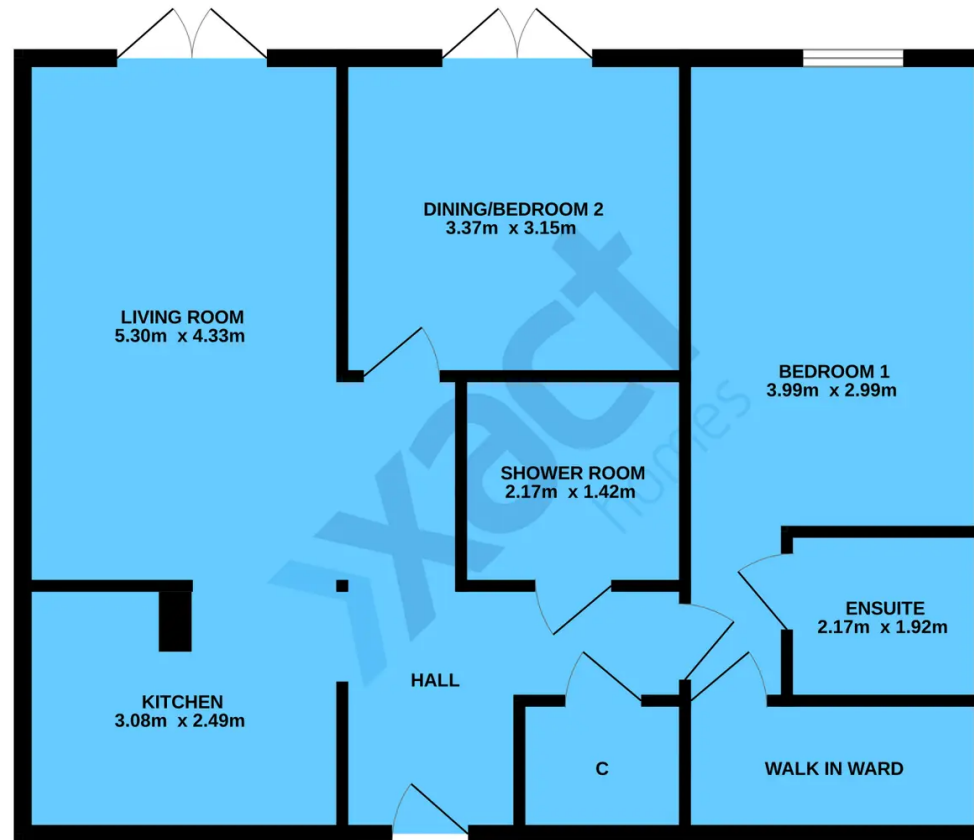
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







## GROUND FLOOR



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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