



Lodge Road, Knowle

Guide Price £395,000



PROPERTY OVERVIEW

Set within the heart of Knowle village and behind a private security gated entrance is this absolutely immaculate three bedroom duplex apartment which truly requires internal viewing to be full appreciated. This is a rare opportunity to purchase a versatile apartment set over two floors with two allocated parking spaces to the communal car park. The property is accessed via a communal entrance hallway which has stairs leading to the first floor and leading to a private and large entrance hallway providing access to all living accommodation. This versatile property can be configured as either a two or three double bedroom apartment which includes an open plan living room dining room, kitchen, large bathroom and separate sitting room or third bedroom. To the second floor are two further double bedrooms and an immaculate shower room. Outside the property enjoys a large private driveway with Apartment 4 enjoying two allocated parking spaces. To view this immaculate and highly secure property set within the heart of Knowle village, please contact Xact Homes 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: D

Tenure: Share of Freehold



- Stunning Two/Three Bedroom Duplex
- Located Within Easy Walking Distance To Local Amenities
- Absolutely Immaculate Throughout
- Separate Sitting Room
- Open Plan Living/Dining Room
- Shower Room
- Separate Bathroom
- Two Parking Spaces
- Set Behind Private Gated Entrance

**HALL**

20' 3" x 7' 6" (6.17m x 2.29m)

LIVING/DINING ROOM

18' 8" x 12' 8" (5.69m x 3.86m)

SITTING ROOM

13' 7" x 10' 11" (4.14m x 3.33m)

KITCHEN

8' 9" x 8' 1" (2.67m x 2.46m)

BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m)

FIRST FLOOR**BEDROOM ONE**

11' 7" x 10' 2" (3.53m x 3.10m)

BEDROOM TWO

11' 7" x 11' 0" (3.53m x 3.35m)

SHOWER ROOM

7' 9" x 5' 9" (2.36m x 1.75m)

TOTAL SQUARE FOOTAGE

118.5 sq.m (1276 sq.ft) approx.



OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, all carpets and blinds and some curtains and light fittings.

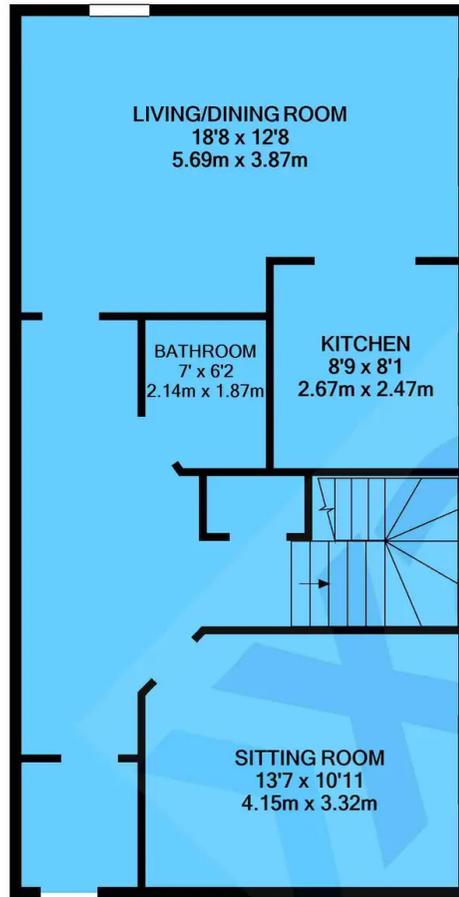
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Service charge - £750 pa. (TBC) Ground rent - Nil.

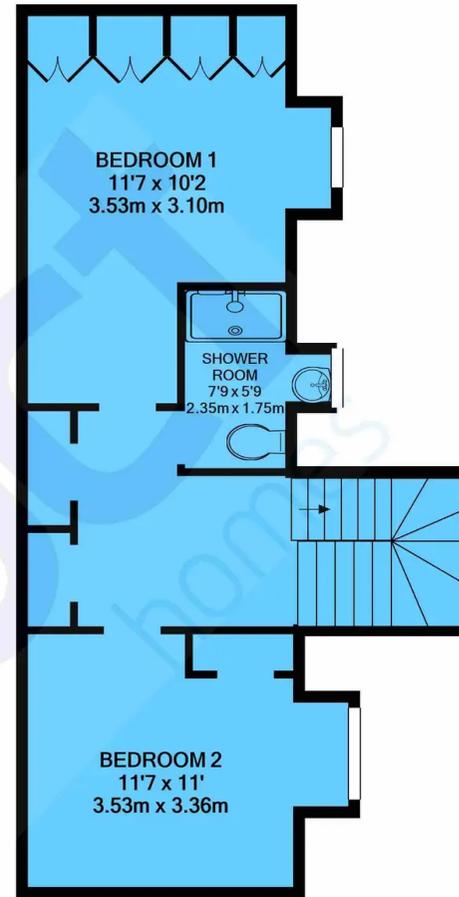
MONEY LAUNDERING REGULATIONS

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



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1276 SQ.FT. (118.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SALES & LETTINGS

