



## Eleanor Lodge, Station Road

Guide Price £310,000





## PROPERTY OVERVIEW

Presenting this one-bedroom retirement apartment with the convenience of NO UPWARD CHAIN. Set on the first floor, this property is ideally situated in the heart of Knowle, offering easy access to all local amenities and public transport links. With lift access to all floors and a communal entrance, convenience is at the forefront of this residence. Upon entering, you are greeted by a spacious living room that opens onto a Juliet balcony overlooking communal gardens, providing a tranquil setting. The modern kitchen boasts fully integrated appliances, catering to all your culinary needs. A comfortable double bedroom with a walk-in wardrobe offers ample storage space, while the bathroom features a walk-in shower for added comfort. Furthermore, this property is equipped with an emergency call system and secure intercom system, ensuring peace of mind for residents. Don't miss the opportunity to experience the comfort and convenience that this retirement apartment has to offer.





## 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



- One Bedroom Retirement Apartment
- NO UPWARD CHAIN
- Set In The Heart Of Knowle
- Easy Access To Public Transport
- Spacious Living Room
- Modern Kitchen
- Double Bedroom With Walk-In Wardrobe
- Communal Gardens
- 24 Hour Emergency Call System



**HALL**

**LIVING ROOM**

18' 6" x 9' 11" (5.64m x 3.01m)

**JULIET BALCONY**

**KITCHEN**

8' 3" x 7' 10" (2.51m x 2.40m)

**BEDROOM**

13' 10" x 13' 5" (4.21m x 4.09m)

**BATHROOM**

7' 6" x 6' 3" (2.29m x 1.90m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 54.0 sq.m. = 581 sq.ft. approx.

**ITEMS INCLUDED IN SALE**

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

**ADDITIONAL INFORMATION**

Services - electricity. Broadband - Sky or BT. Ground rent - £575.00 (pa). Service charge - £3700.00 (pa).



#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

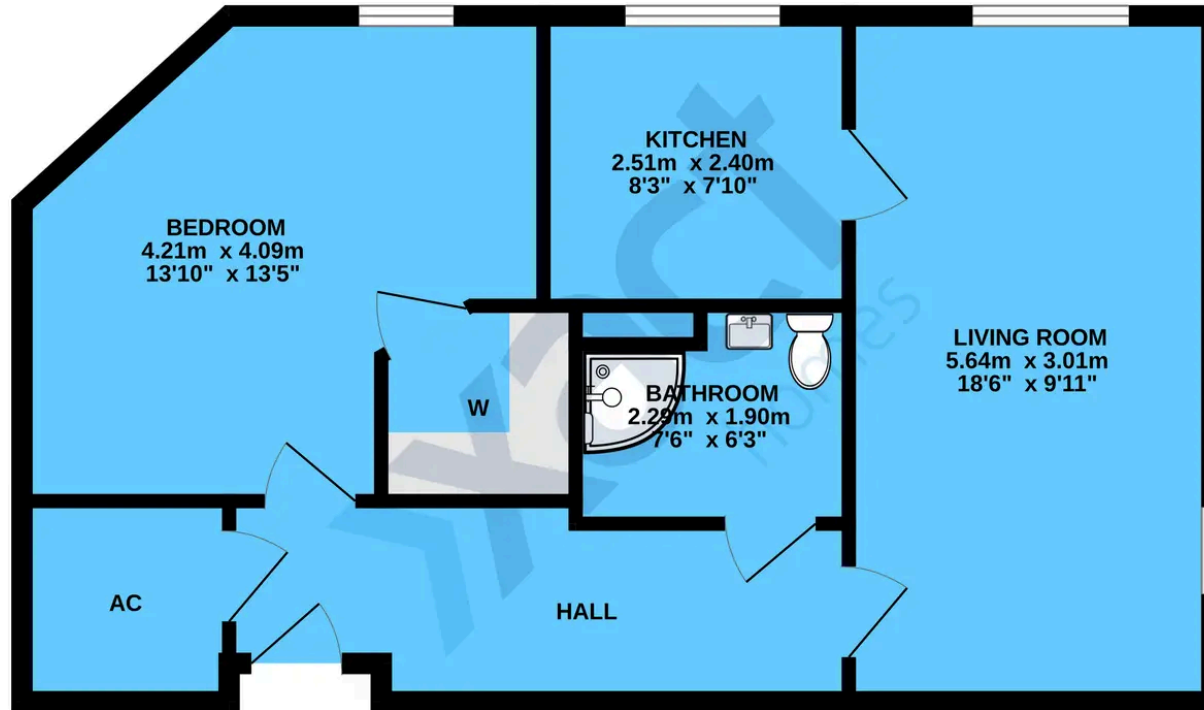
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

# 1ST FLOOR



TOTAL FLOOR AREA : 54.0 sq.m. (581 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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## Xact Homes

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