



Stourton Close, Knowle

Guide Price £220,000





PROPERTY OVERVIEW

We are delighted to present this beautifully presented 2-bedroom maisonette located in a sought-after residential area of Knowle. This first-floor property benefits from an extended lease and comes to the market with no upward chain, providing a hassle-free purchase for potential buyers.

The modern kitchen is a standout feature of the home, boasting sleek cabinetry, ample storage space, and high-quality appliances. The property also benefits from two bedrooms that are generously sized.

One of the property's most appealing features is the South Westerly facing garden, which provides a private outdoor space to enjoy the sunshine and fresh air. Whether you're hosting a summer barbeque or simply unwinding with a good book, this garden is sure to be a favourite spot for you and your guests.

In addition to its aesthetic appeal, this maisonette offers practical benefits such as an extended lease, ensuring peace of mind for the new owners. The property is ideally located within easy reach of local amenities, transport links, and green spaces, making it a convenient and desirable place to call home.

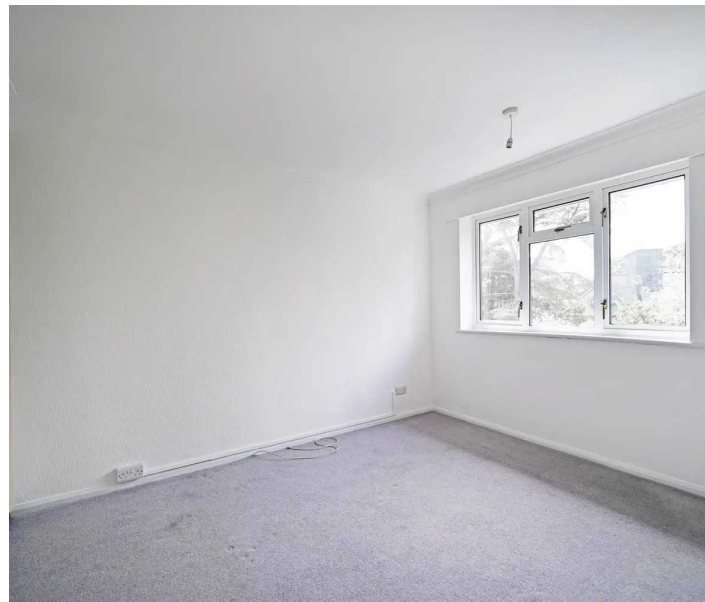
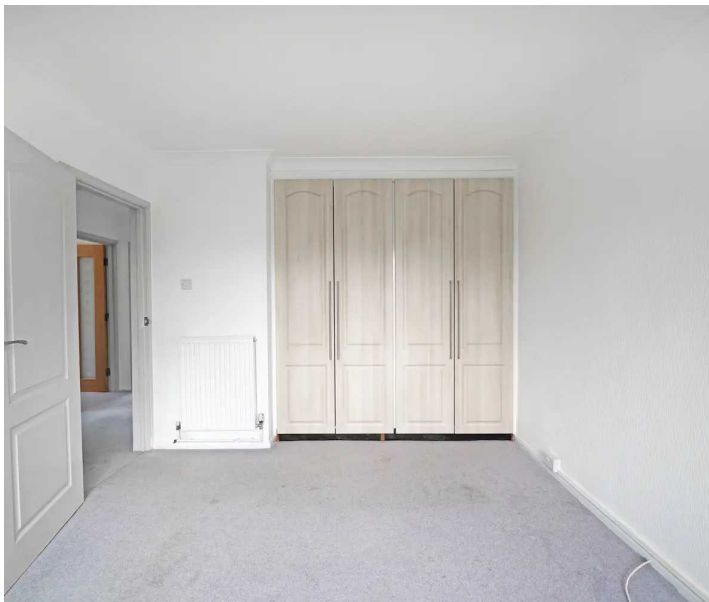




In conclusion, this 2-bedroom maisonette is a rare find that combines style, comfort, and convenience in one exceptional package. With its modern finishes, extended lease, and tranquil garden.

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 Dorrige, 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: C

Tenure: Leasehold

- No Upward Chain
- Well Presented Throughout
- Extended Lease
- First Floor Maisonette
- South Westerly Facing Garden
- Modern Kitchen
- Modern Bathroom



**LIVING ROOM**

14' 5" x 11' 0" (4.39m x 3.35m)

KITCHEN

10' 6" x 6' 7" (3.20m x 2.01m)

BEDROOM ONE

10' 10" x 10' 0" (3.30m x 3.05m)

BEDROOM TWO

11' 0" x 6' 3" (3.35m x 1.91m)

BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

TOTAL SQUARE FOOTAGE

53.5 sq.m (576 sq.ft) approx.

OUTSIDE THE PROPERTY**GARDEN****GARAGE****ITEMS INCLUDED IN THE SALE**

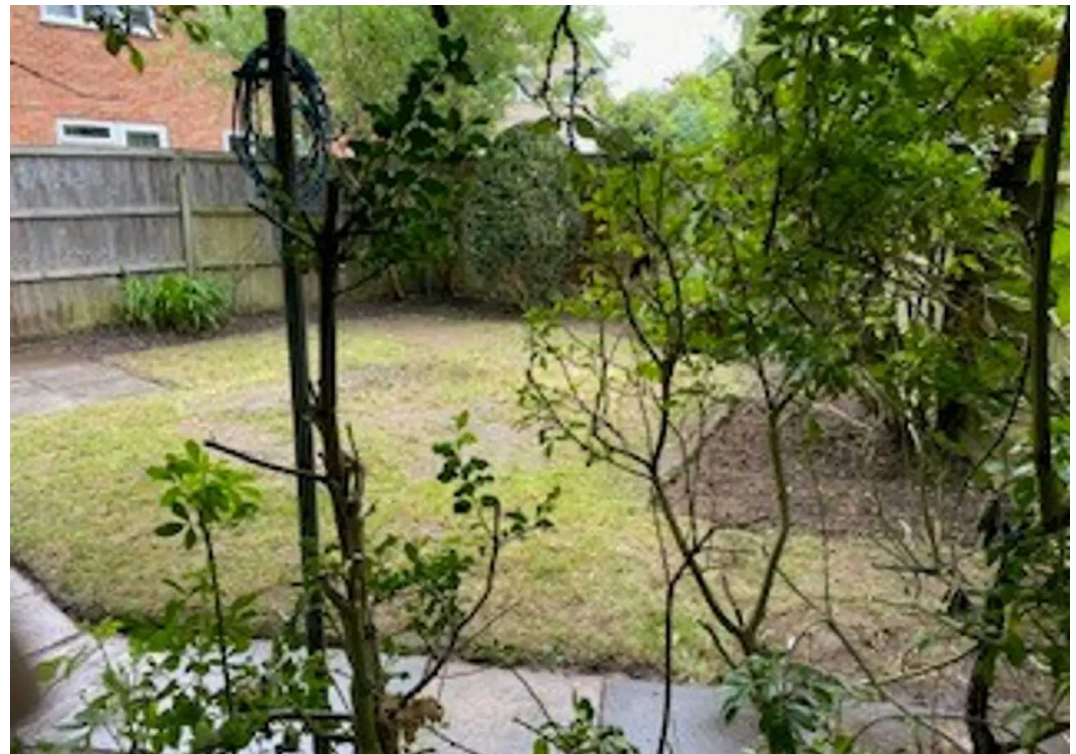
Integrated oven, integrated hob, extractor, fridge, washing machine, all carpets and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

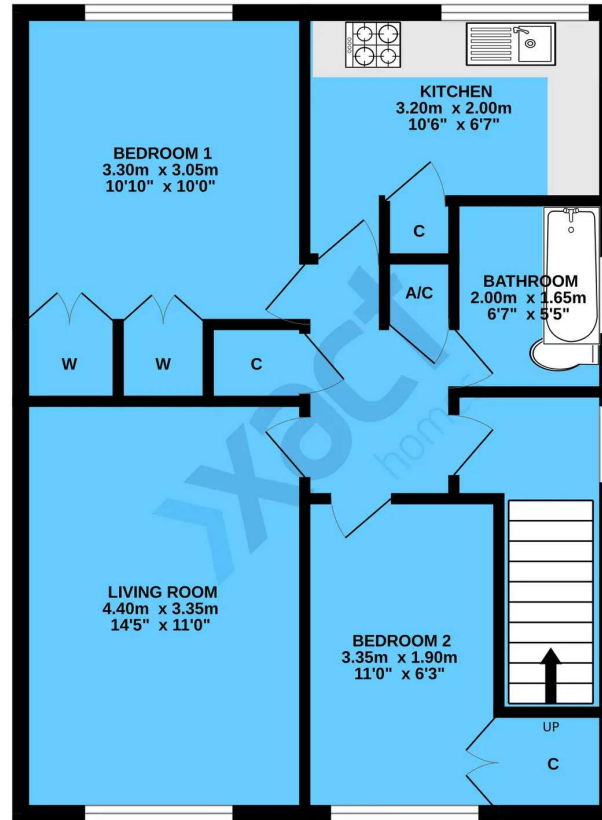
Services - water meter, mains gas, electricity and sewers. Service charge - nil. Ground rent - £80 pa.

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.



FIRST FLOOR
53.5 sq.m. (576 sq.ft.) approx.



TOTAL FLOOR AREA: 53.5 sq.m. (576 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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