



St. Johns Close, Knowle

Guide Price £225,000



PROPERTY OVERVIEW

The property benefits from an open plan kitchen/diner located at the rear of the property with views of the private garden. Additionally the property boasts two well-appointed bedrooms and shower room. Located off the kitchen/diner is a good size conservatory which leads onto the private garden. Conveniently positioned within walking distance to Knowle, residents can enjoy easy access to a vibrant array of shops, cafes, and amenities, ensuring that daily necessities are within reach. The property benefits from a central location, providing seamless connectivity to nearby transport links, making commuting a breeze for professionals and leisure travellers alike. Furthermore, the property is offered with no upward chain, streamlining the buying process and offering a hassle-free transition for prospective buyers. Whether you are looking to downsize, invest, or make this property your new home, the absence of an upward chain presents an enticing opportunity for a swift and smooth transaction.





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: C

Tenure: Leasehold

- Two Bedroom Ground Floor Maisonette
- Open Plan Kitchen/Diner
- Walking Distance To Knowle
- No Upward Chain
- Central Location
- Conservatory
- Shower Room



**HALLWAY**

11' 6" x 7' 1" (3.51m x 2.16m)

KITCHEN/DINER

20' 9" x 13' 7" (6.32m x 4.14m)

CONSERVATORY

8' 10" x 8' 6" (2.69m x 2.59m)

BEDROOM ONE

14' 9" x 9' 10" (4.50m x 3.00m)

BEDROOM TWO

13' 10" x 7' 0" (4.22m x 2.13m)

SHOWER ROOM

6' 4" x 5' 4" (1.93m x 1.63m)

TOTAL SQUARE FOOTAGE

57 sq.m (614 sq.ft) approx.

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

Indesit free standing cooker, extractor, Kenwood fridge, Beko fridge/freezer, Indesit washing machine (not working), Indesit tumble dryer and all carpets, curtains, blinds and light fittings.



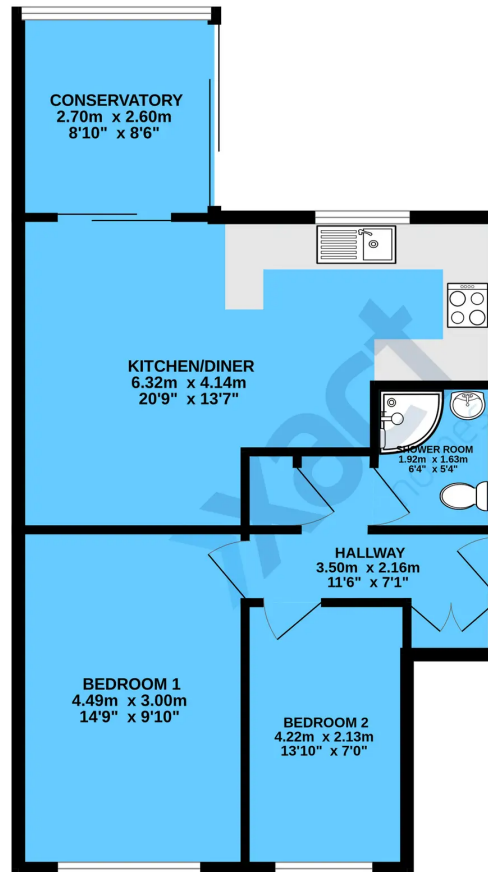
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Service charge - nil. Ground rent - £105 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 : 57.0 sq.m. (614 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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