



St. Johns Close, Knowle

Guide Price £199,950

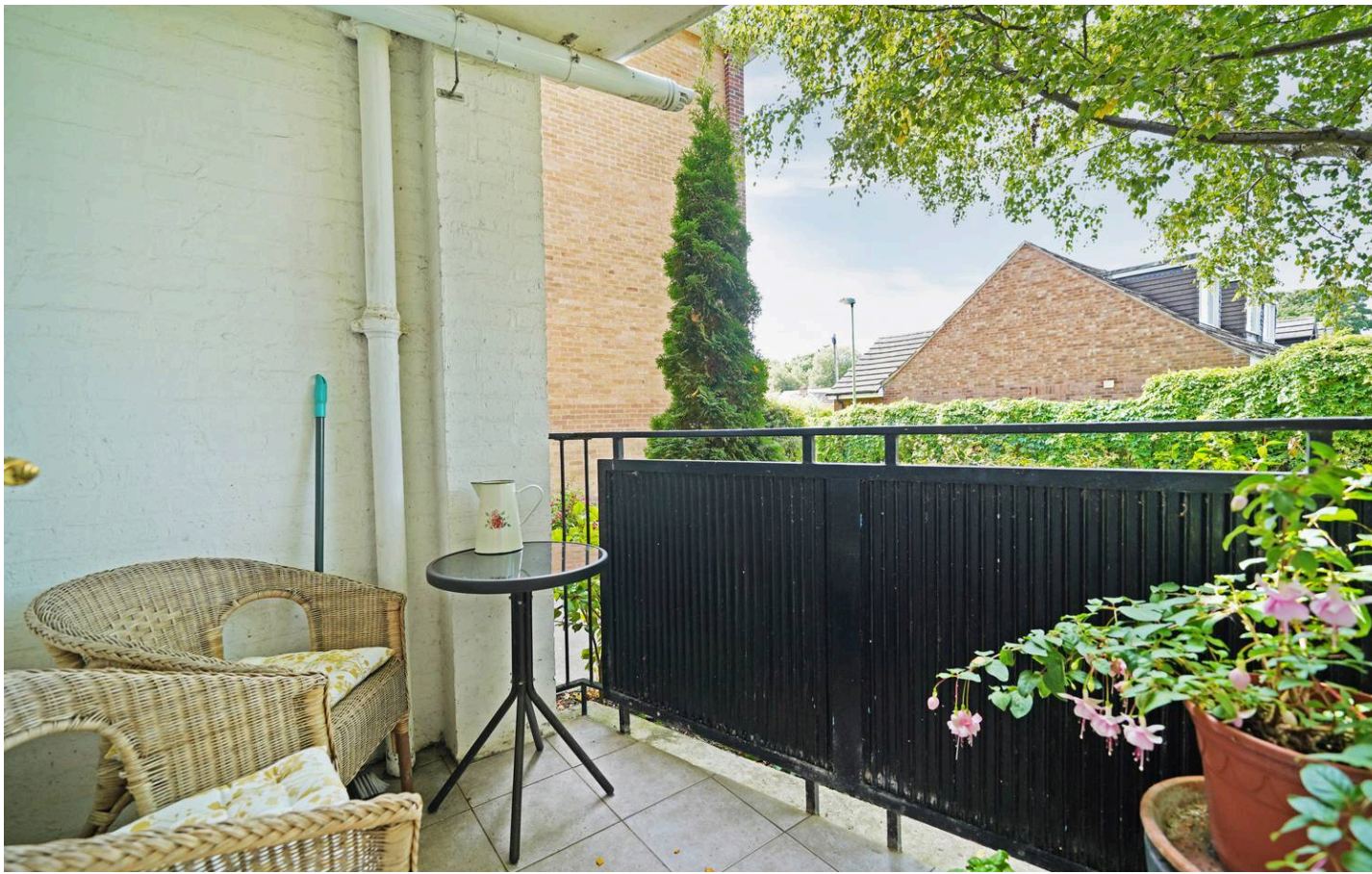




PROPERTY OVERVIEW

Nestled in the heart of the of Knowle village, this charming one bedroom apartment offers a perfect blend of modern comforts and convenient urban living. Ideal for a first-time buyer seeking their own sanctuary or an investor looking for a lucrative opportunity, this ground floor apartment promises a lifestyle of comfort and practicality. Upon entering the property, you are greeted by a spacious hallway with ample storage, which leads to modern kitchen with integrated appliances and lots of storage. Located next to the kitchen is a bright lounge which benefits from a private patio / balcony. At the end of the hallway is the venously proportioned bedroom with a large bright window. The bedroom is serviced by a modern luxurious bathroom. Convenience is a hallmark of this property, with a location that puts residents within easy reach of a plethora of amenities and services. From trendy cafes and boutique shops to vibrant entertainment options, everything you need is just a stone's throw away. Commuters will appreciate the proximity to public transportation options.





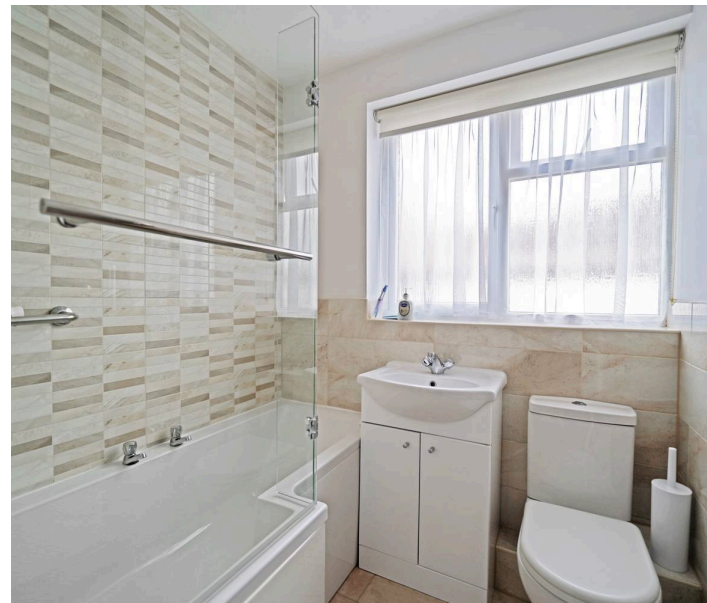
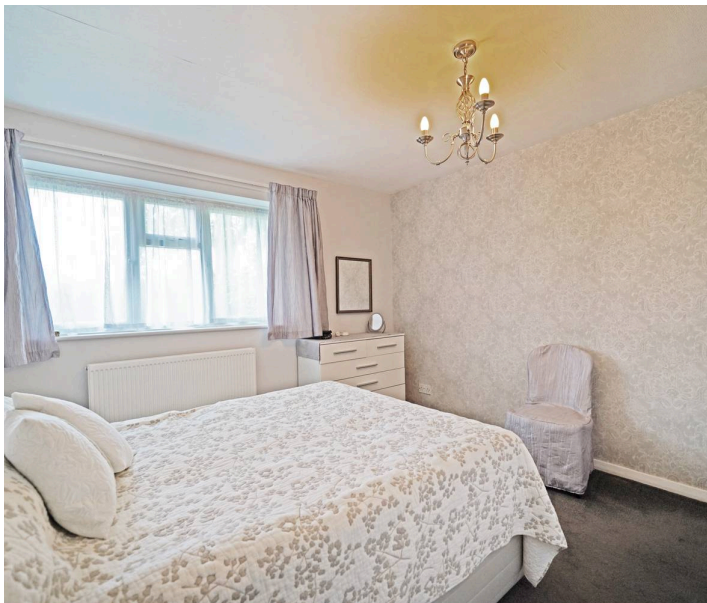
In summary, this one bedroom apartment presents a unique opportunity to own a stylish and modern retreat in the heart of Knowle. With its desirable combination of location, layout, and amenities, this property is sure to appeal to discerning buyers seeking a place to call home or an investment with promising returns.

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: B

Tenure: Leasehold





- One Bedroom Ground Floor Apartment
- Ideal For a First Time Buyer Or Investor
- Located In The Heart Of Knowle
- Modern Bathroom
- Private Patio/Balcony

HALLWAY

20' 9" x 3' 5" (6.32m x 1.04m)

KITCHEN

10' 11" x 7' 1" (3.33m x 2.16m)

LOUNGE

14' 8" x 11' 5" (4.47m x 3.48m)

PRIVATE PATIO/BALCONY

BEDROOM

15' 5" x 10' 10" (4.70m x 3.30m)

BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m)

TOTAL SQUARE FOOTAGE

48.3 sq.m (520 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDEN



ITEMS INCLUDED IN THE SALE

Diplomat integrated oven, Diplomat integrated hob, Diplomat extractor, fridge/freezer, Indesit washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

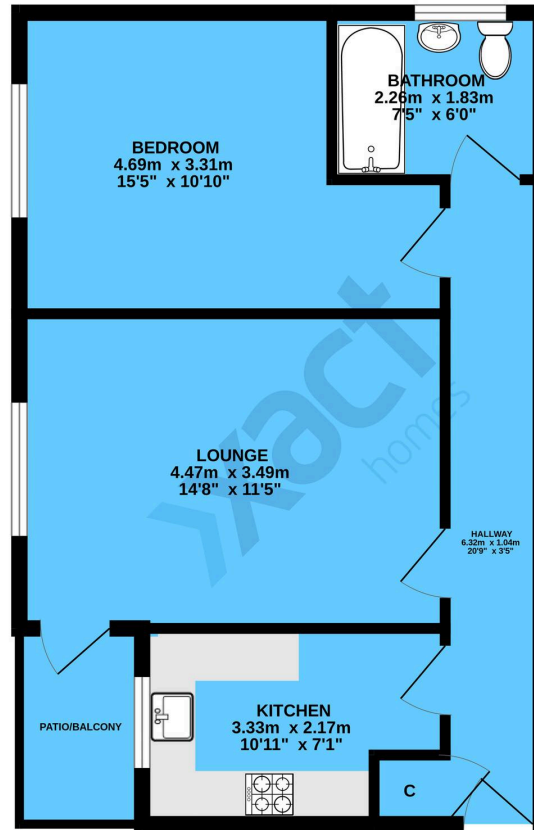
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Service charge - £600 pa. Ground rent - £10 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.

GROUND FLOOR



TOTAL FLOOR AREA: 48.3 sq.m. (520 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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