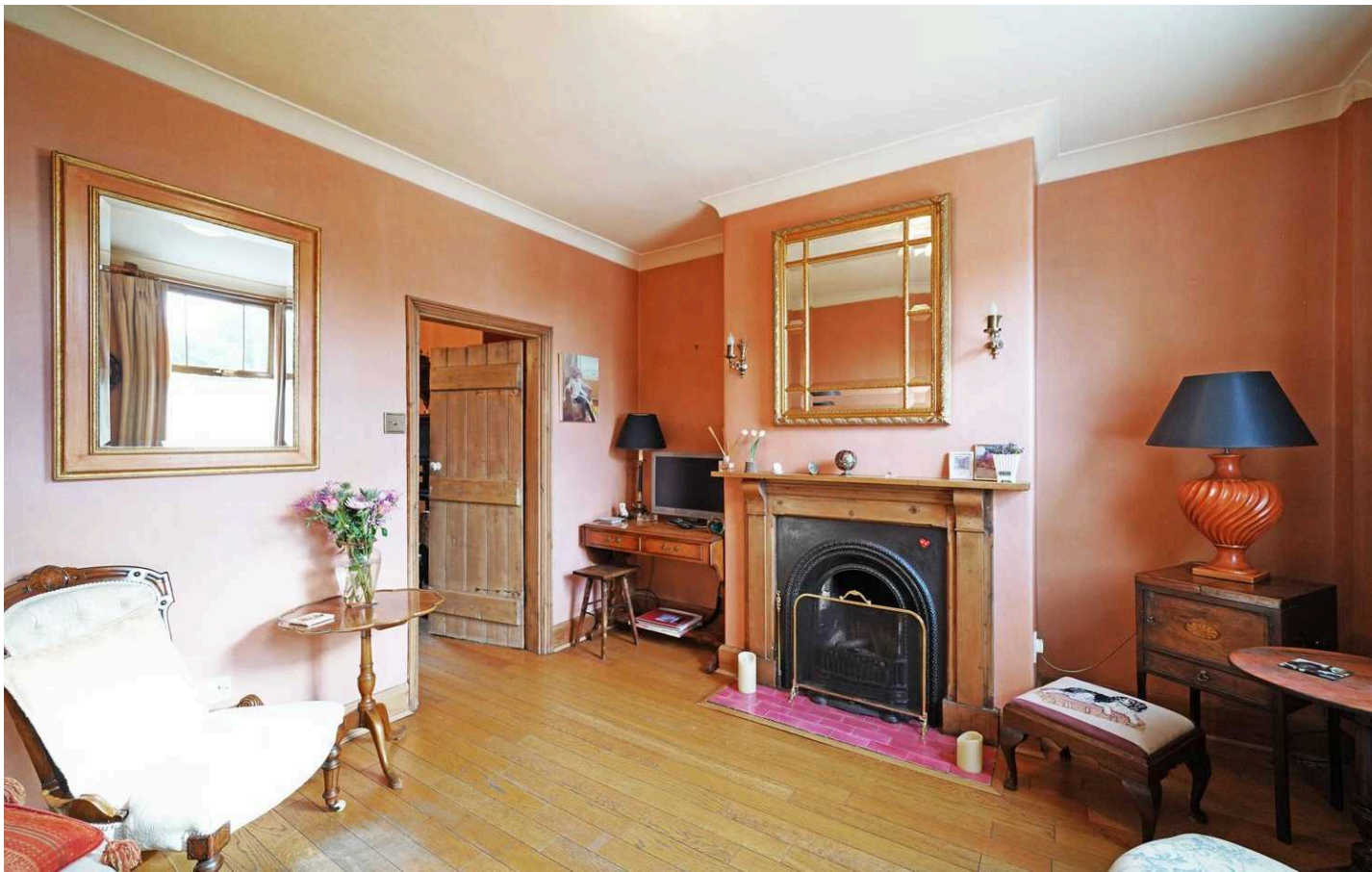




Lodge Road, Knowle

Guide Price £330,000

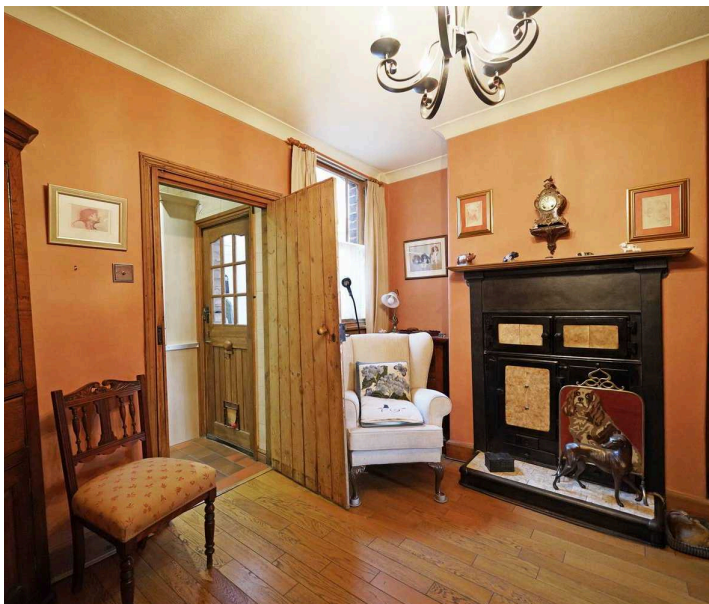




PROPERTY OVERVIEW

This charming two-bedroom terrace house located in the desirable area of Knowle is an ideal opportunity for first-time buyers seeking a property full of character. With the added benefit of NO UPWARD CHAIN, this home offers a seamless transition for its new owners.

Positioned in a prime location with off-road parking, and within walking distance to local amenities and the picturesque Knowle Park, convenience is at your doorstep. The ground floor boasts a cosy living room with a feature fireplace, a delightful dining room, a fitted kitchen, and a convenient downstairs toilet. Upstairs, you will find two bedrooms, including a principal bedroom with fitted wardrobes, both serviced by a family bathroom.



Outside, the property features a beautifully landscaped rear garden with lush shrubbery, providing a tranquil outdoor space for relaxation. Additionally, there is an added bonus of a workshop and storage room, perfect for DIY enthusiasts or extra storage needs. Don't miss the chance to make this lovely property your new home.



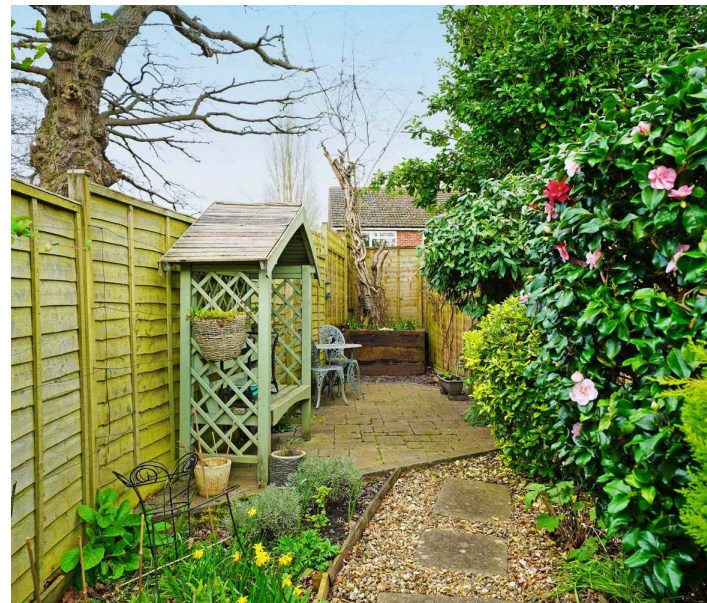
PROPERTY LOCATION

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: Freehold

- Two Bedroom Mid-Terrace Property
- NO UPWARD CHAIN
- Ideal For First Time Buyers
- Abundance Of Character Throughout
- Living Room & Dining Room
- Principal Bedroom With Fitted Wardrobes
- Beautiful Rear Garden
- Off Road Parking



**LIVING ROOM**

12' 0" x 11' 6" (3.66m x 3.51m)

DINING ROOM

12' 0" x 11' 2" (3.66m x 3.40m)

PORCH

4' 5" x 3' 7" (1.35m x 1.09m)

KITCHEN

8' 8" x 7' 3" (2.64m x 2.21m)

WC

4' 3" x 3' 7" (1.30m x 1.09m)

FIRST FLOOR**PRINCIPAL BEDROOM**

12' 2" x 11' 4" (3.71m x 3.45m)

BEDROOM TWO

12' 2" x 8' 2" (3.71m x 2.49m)

BATHROOM

8' 8" x 7' 3" (2.64m x 2.21m)

TOTAL SQUARE FOOTAGE

70 sq.m (753 sq.ft) approx.

OUTSIDE THE PROPERTY**LANDSCAPED REAR GARDEN****WORKSHOP**

10' 4" x 9' 4" (3.15m x 2.84m)

STORE

4' 11" x 3' 7" (1.50m x 1.09m)

DRIVEWAY PARKING FOR ONE VEHICLE



ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge, freezer, washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Loft space - boarded.

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.

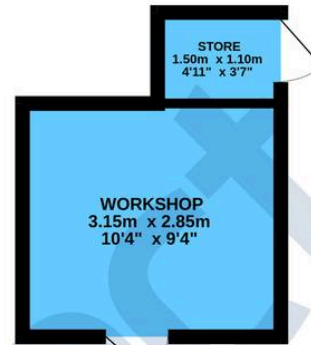
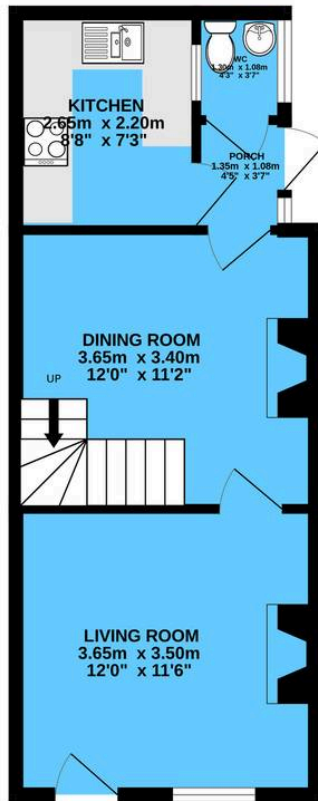
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

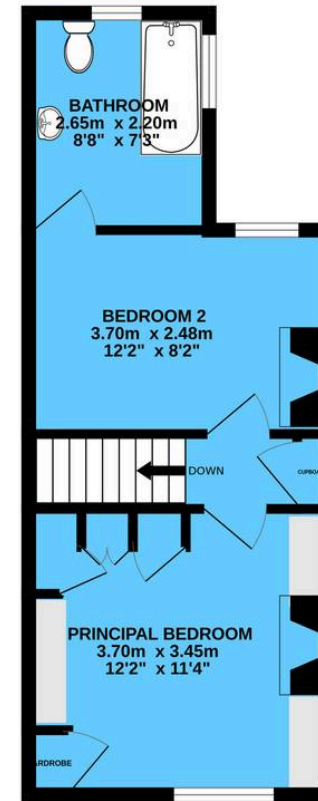
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 70.0 sq.m. (753 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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