



## Arden Grange, High Street

Offers in Region of £399,950





## PROPERTY OVERVIEW

Located in the highly sought after Arden Grange development in the heart of Knowle within easy walking distance to all local amenities is this immaculately presented two bedroom top floor ex showroom retirement apartment offer to the market with NO UPWARD CHAIN. The property is accessed via a welcoming communal entrance with large homeowner's lounge, offers a communal laundry room and lift access to all floors. The apartment is accessed via an entrance hallway connecting rooms comprising of:- a spacious living room with an abundance of natural light throughout; a fitted kitchen with dining room; two double bedrooms, one of which is a large principal bedroom with fitted wardrobe and ensuite and a shower room. The property benefits from ample storage and excellent views of the rear garden. Additionally, there is a house manager in the building part-time on weekdays. Outside the property enjoys a secure parking area and well maintained communal gardens with patio seating areas. To view this stunning apartment call Xact Homes today on 01564 777284.



## 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: F

Tenure: Leasehold



- Two Bedroom Second Floor Retirement Apartment
- NO UPWARD CHAIN
- Highly Sought After Arden Grange Development
- Kitchen / Dining Room
- Living Room
- Homeowner's Lounge
- Communal Gardens
- Principal Bedroom With Ensuite



**ENTRANCE HALLWAY**

**LIVING ROOM**

18' 6" x 18' 9" (5.65m x 5.71m)

**KITCHEN / DINING ROOM**

15' 10" x 12' 10" (4.83m x 3.90m)

**PRINCIPAL BEDROOM**

15' 7" x 16' 1" (4.76m x 4.91m)

**EN-SUITE**

6' 11" x 7' 1" (2.11m x 2.17m)

**BEDROOM TWO**

12' 10" x 14' 7" (3.90m x 4.44m)

**SHOWER ROOM**

4' 9" x 5' 8" (1.46m x 1.73m)

**TOTAL SQUARE FOOTAGE**

Total floor area - 107.0 sq.m. = 1152 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**WELL MAINTAINED COMMUNAL GARDENS**

**A SECURE PARKING AREA**



#### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and electric underfloor heating.

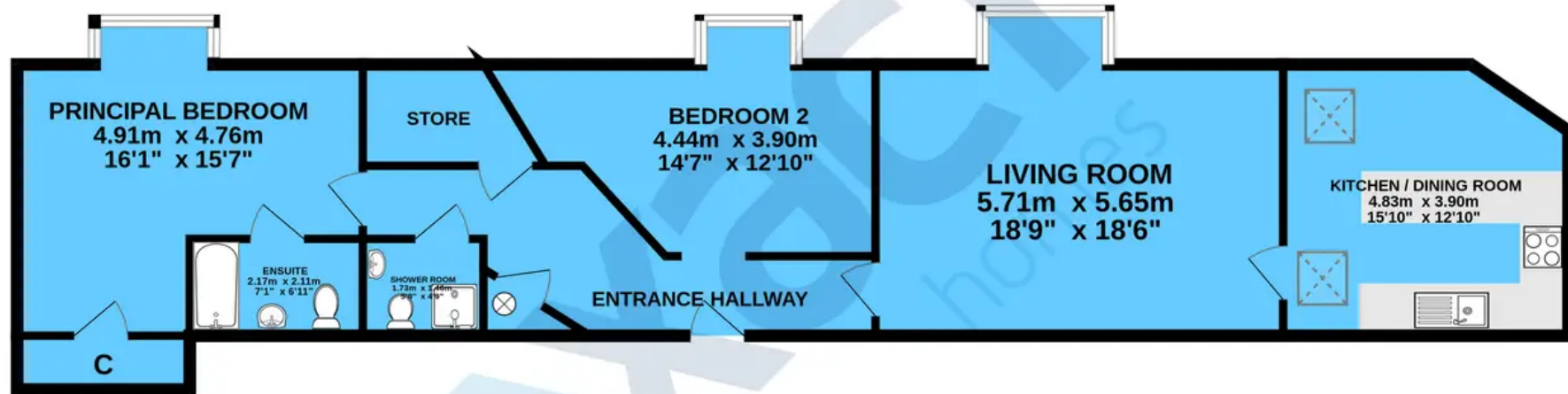
#### **ADDITIONAL INFORMATION**

Services - electricity and mains sewers. Broadband - sky. Service charge of the building is £3808 (pa). Ground rent - £495 (pa). The property has electric under floor heating and off peak water heating.

#### **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.

## 2ND FLOOR



TOTAL FLOOR AREA : 107.0 sq.m. (1152 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • [knowle@xacthomes.co.uk](mailto:knowle@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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