



Station Road, Knowle

Guide Price £250,000





## PROPERTY OVERVIEW

Nestled in the heart of the charming Knowle Village, this exquisite 1-bedroom flat offers a modern and comfortable living experience for over 60s residents. Situated on the ground floor, conveniently located close to the beautiful residents' lounge, this well-appointed apartment features a large principal bedroom complete with a convenient walk-in wardrobe, providing ample storage space. The modern shower room is conveniently located off the entrance hallway, enhancing privacy and functionality. The sleek kitchen is equipped with integrated appliances, perfect for whipping up delicious meals, while the bright lounge is a welcoming space with French doors that open to the communal gardens, flooding the room with natural light and providing a peaceful ambience. Boasting a convenient location and offering a lifestyle of ease and comfort, this property is sold with no upward chain, ensuring a smooth transition for its new owners. This property also benefits from the services of a lodge manager five days a week.





Outside, this property offers a delightful communal garden space, perfect for enjoying the fresh air and tranquillity of the surroundings. The well-maintained greenery provides a serene setting for residents to relax and socialise.

Don't miss the opportunity to make this delightful over 60s apartment in Knowle Village your own and embrace a lifestyle of convenience, comfort, and tranquillity.

#### 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: D

Tenure: Leasehold





- Modern One Bedroom Over 60s Ground Floor Apartment
- Located In The Heart Of Knowle Village
- Modern Kitchen With Integrated Appliances
- Large Principal Bedroom With Walk In Wardrobe
- Modern Shower Room Located Off The Entrance Hallway
- Bright Lounge With French Door On Communal Gardens
- No Upward Chain

**ENTRANCE HALLWAY**

11' 2" x 4' 11" (3.40m x 1.50m)

**LOUNGE**

18' 3" x 10' 9" (5.56m x 3.28m)

**KITCHEN**

9' 7" x 7' 6" (2.92m x 2.29m)

**BEDROOM**

15' 0" x 12' 0" (4.57m x 3.66m)

**WALK IN WARDROBE**

10' 1" x 4' 8" (3.07m x 1.42m)

**SHOWER ROOM**

7' 6" x 6' 3" (2.29m x 1.91m)

**TOTAL SQUARE FOOTAGE**

56.0 sq.m (603 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**OFF STREET PARKING**

Several off street resident parking bays to the front and rear of the property.

**COMMUNAL GARDENS**



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

Integrated oven, integrated hob, extractor, fridge/freezer, washer/dryer, all carpets, curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electric, sewers, water meter.  
Service charge - £3,736 pa. Ground rent - £575 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.

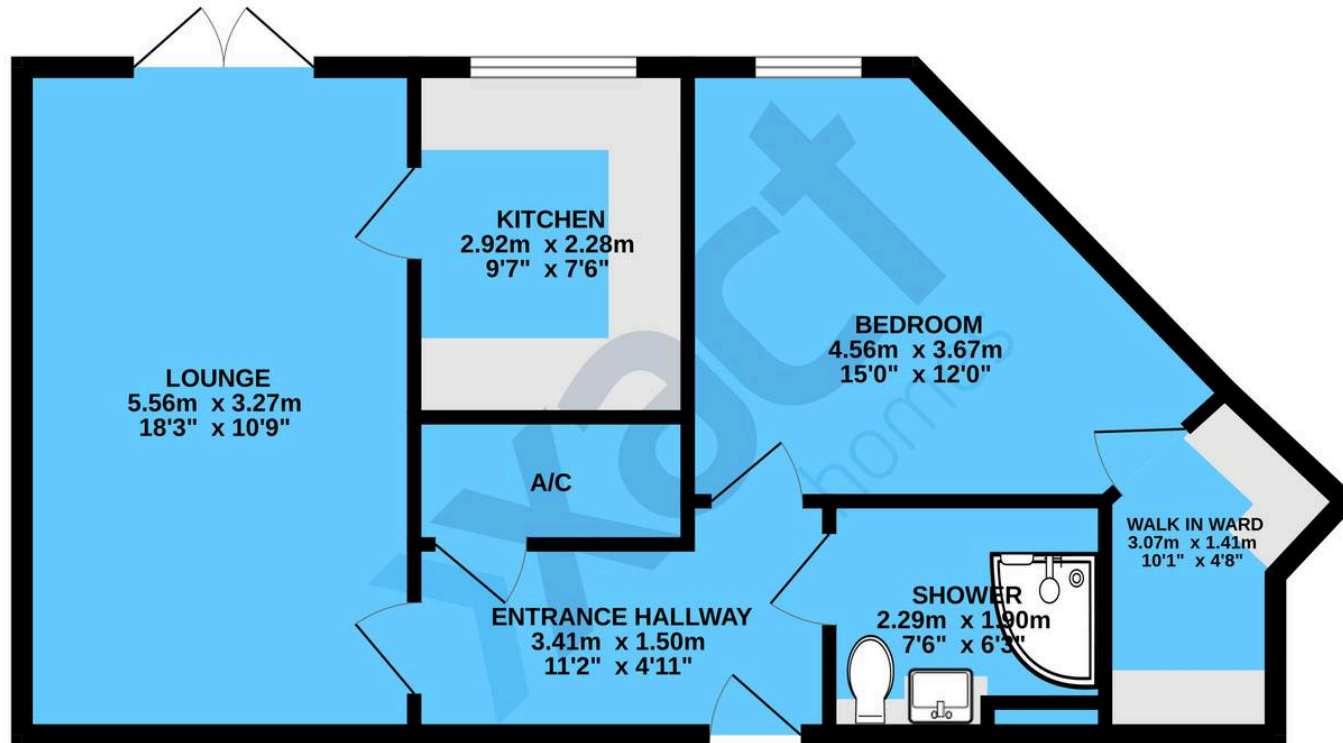
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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 : 56.0 sq.m. (603 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.

Made with Metropix ©2024

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
HOMES

