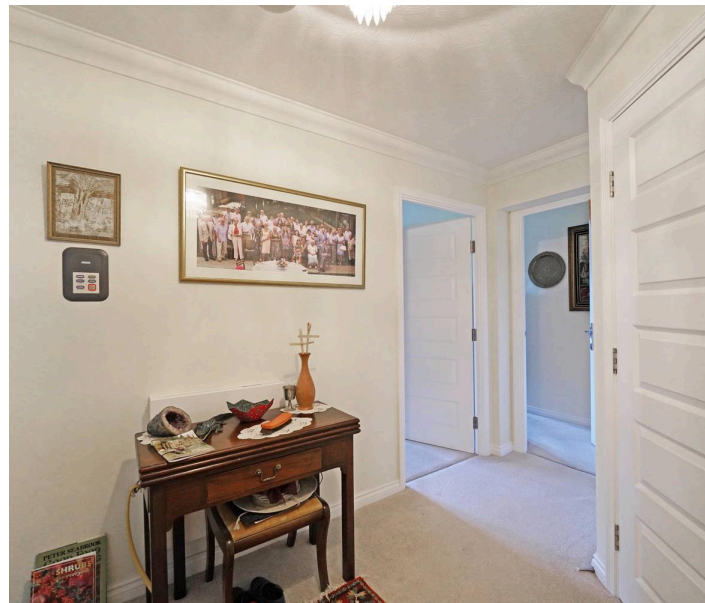
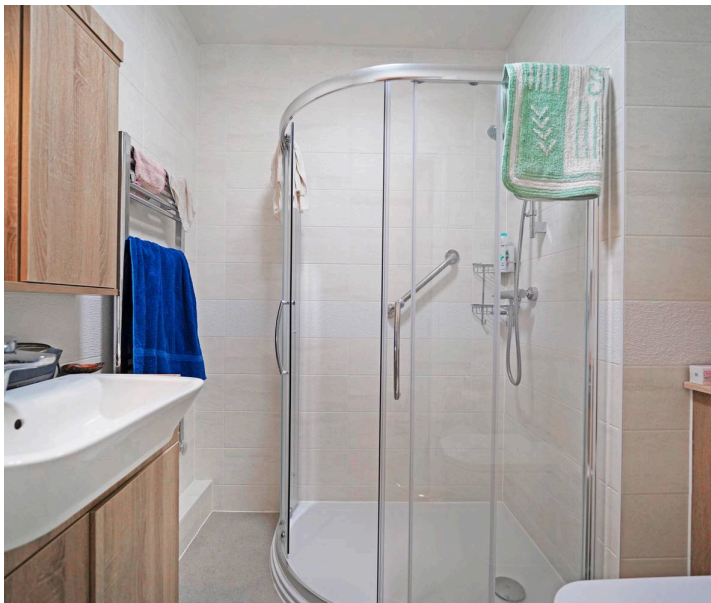




Station Road, Knowle

Guide Price £425,000





PROPERTY OVERVIEW

Nestled in the heart of the highly sought-after area of Knowle, this large 2-bedroom apartment, which is offered to the marketing with NO UPWARD CHAIN, offers a perfect blend of modern living and convenience. Situated in a prime location with easy access to public transport links. Entering the apartment, you are greeted by a spacious hallway, leading to a large living space, with feature fireplace, which is flooded with natural light from the Juliette balcony. The modern kitchen features sleek finishes and high-end appliances, making it a chef's dream. Boasting two double bedrooms, this apartment offers ample space. The principal bedroom is a sanctuary of comfort, complete with an en-suite bathroom for added privacy and convenience. Additionally, the walk-in wardrobe provides plenty of storage space, ensuring a clutter-free living environment. In addition to the stylish interior, residents of this apartment complex will benefit from the convenience of nearby amenities, including shops, restaurants, and recreational facilities. With everything you need right at your doorstep, this property offers the perfect balance of comfort and convenience.



The property also boasts additional storage space in the kitchen, free parking and heating provided by an air-source heat pump. Furthermore, this property is equipped with an emergency call system and secure intercom system, ensuring peace of mind for residents. Within the complex, there is a free lounge for owners, adequate parking facilities and a guest suite. Don't miss the opportunity to experience the comfort and convenience that this retirement apartment has to offer. It is imperative to note that the hot water and heating costs are included in the service charge and there is no charge for parking providing a big cost saving for the occupant. Overall, this 2-bedroom apartment in Knowle is a rare find that combines modern luxury with a prime location. Ideal for someone who is looking to downsize and be close to all local amenities.

- Set In The Heart Of Knowle
- Easy Access To Public Transport
- Spacious Living Space
- Modern Kitchen
- Two Double Bedrooms
- Principal Bedroom Benefits From An En-suite & Walk In Wardrobe
- Juliette Balcony





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: E

Tenure: Leasehold



HALLWAY

LIVING ROOM

19' 9" x 17' 7" (6.02m x 5.36m)

KITCHEN

9' 10" x 7' 6" (3.00m x 2.29m)

PRINCIPAL BEDROOM

12' 10" x 9' 3" (3.91m x 2.82m)

WALK IN WARDROBE

5' 7" x 4' 4" (1.70m x 1.32m)

ENSUITE

6' 11" x 5' 6" (2.11m x 1.68m)

BEDROOM TWO

13' 11" x 9' 4" (4.24m x 2.84m)

BATHROOM

7' 6" x 6' 9" (2.29m x 2.06m)

TOTAL SQUARE FOOTAGE

78.6 sq.m (846 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDEN

COMMUNAL LOUNGE

ADEQUATE PARKING

GUEST SUITE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, all carpets, some light fittings and fitted wardrobes in two bedrooms.



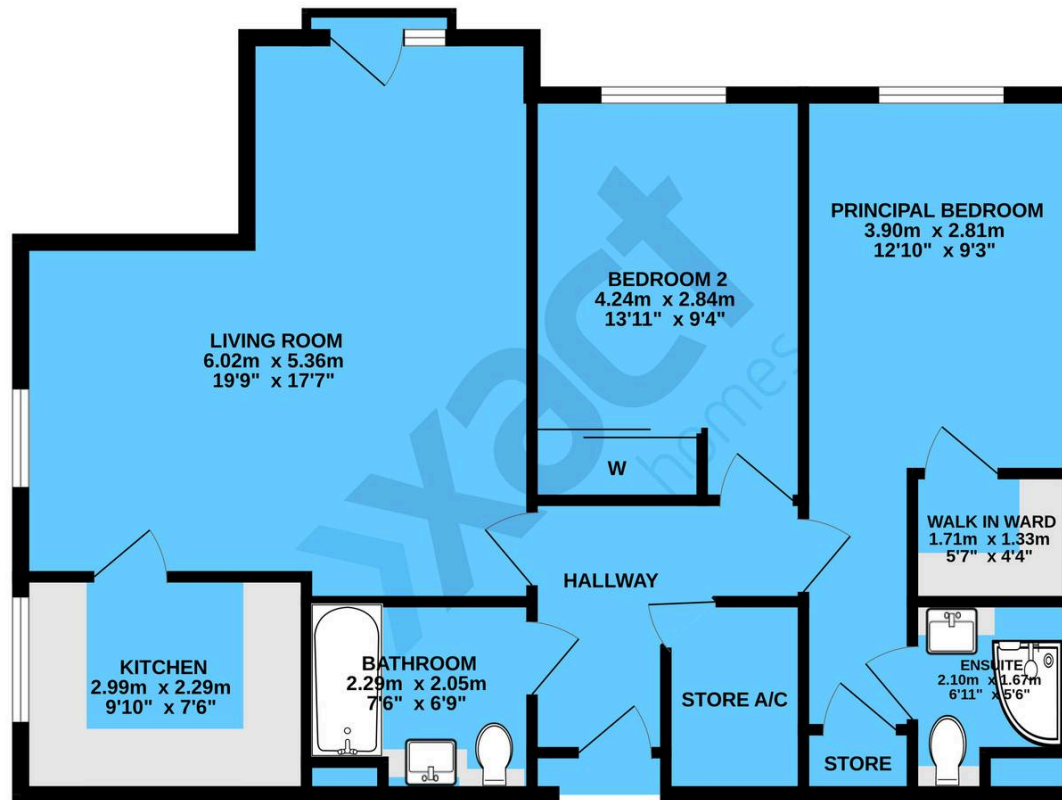
ADDITIONAL INFORMATION

Services - water meter, mains electricity and sewers.
Free - hot water & heating. Service charge - £5,616.50
pa. Ground rent - £625 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.

APARTMENT
78.6 sq.m. (846 sq.ft.) approx.



TOTAL FLOOR AREA : 78.6 sq.m. (846 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 Metroplan 5/2024

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