



Mockley Wood Road, Knowle

Guide Price £245,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Situated in a highly sought-after area, this exceptional two-bedroom first floor maisonette is a haven of comfort and versatility. Boasting a unique feature of a spacious loft room, this property offers ample space for various living arrangements.

Upon entering, you are greeted by a generously proportioned hallway that seamlessly connects to all living quarters. Overlooking the garden, the fully fitted kitchen is a culinary enthusiast's delight. Adjoining the kitchen is a family bathroom for convenience. The principal bedroom is a tranquil retreat, complete with fitted wardrobes for added functionality.

The front of the property showcases a sizeable lounge and dining area, adaptable to suit your lifestyle, with the option to convert into a second bedroom. This area leads to a flexible loft room, ideal for a home office or guest accommodation.

Step outside to discover a lush, well-established garden adorned with a charming summerhouse that boasts its own electricity supply, perfect for relaxation or entertaining guests in style.

For ease of transition, this property is offered with the added benefit of no upward chain, allowing for a smooth move. Situated within walking distance to Knowle Village, residents can enjoy the multitude of amenities that Knowle has to offer, including local shops, cafes, and transport links.





Further enhancing its appeal, the lease of this property is set to be extended upon completion by the current vendor, ensuring peace of mind for the new owners.

Don't miss the opportunity to own this delightful property that seamlessly blends comfort, functionality, and convenience in a desirable location. Schedule a viewing today to experience the charm of this exceptional maisonette.

#### 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: Leasehold



- Two Bedroom First Floor Maisonette With A Versatile Loft Room
- All Living Accommodation Is Located Off A Large Hallway Which Leads To A Fully Fitted Kitchen At The Rear With Views Over the Garden, Family Bathroom & Principal Bedroom With Fitted Wardrobes
- To The Front Of The Property Is A Large Lounge & Dining Area / Bedroom 2 Which Leads To A Versatile Loft Room
- To The Rear Of The Property Is A Large, Well Established Garden With Summer House Which Benefits From Having Its Own Electricity Supply
- Offered With The Benefit Of No Upward Chain
- Located Walking Distance To Knowle Village & All Amenities Knowle Has To Offer
- The Lease Is To Be Extended On Completion By The Current Vendor

**ENTRANCE PORCH****FIRST FLOOR****LOUNGE**

14' 1" x 10' 9" (4.28m x 3.28m)

**KITCHEN**

10' 4" x 6' 2" (3.15m x 1.87m)

**PRINCIPAL BEDROOM**

13' 1" x 9' 8" (3.98m x 2.94m)

**DINING AREA / BEDROOM TWO**

10' 9" x 5' 11" (3.28m x 1.81m)

**BATHROOM**

6' 0" x 5' 3" (1.82m x 1.59m)

**SECOND FLOOR****LOFT ROOM**

14' 6" x 10' 7" (4.42m x 3.22m)

**LOFT ROOM**

13' 0" x 9' 8" (3.95m x 2.95m)

**TOTAL SQUARE FOOTAGE**

93.1 sq.m (1002 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARAGE**

16' 11" x 8' 3" (5.16m x 2.51m)

**ALLOCATED PARKING****GARDEN****SUMMERHOUSE**



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

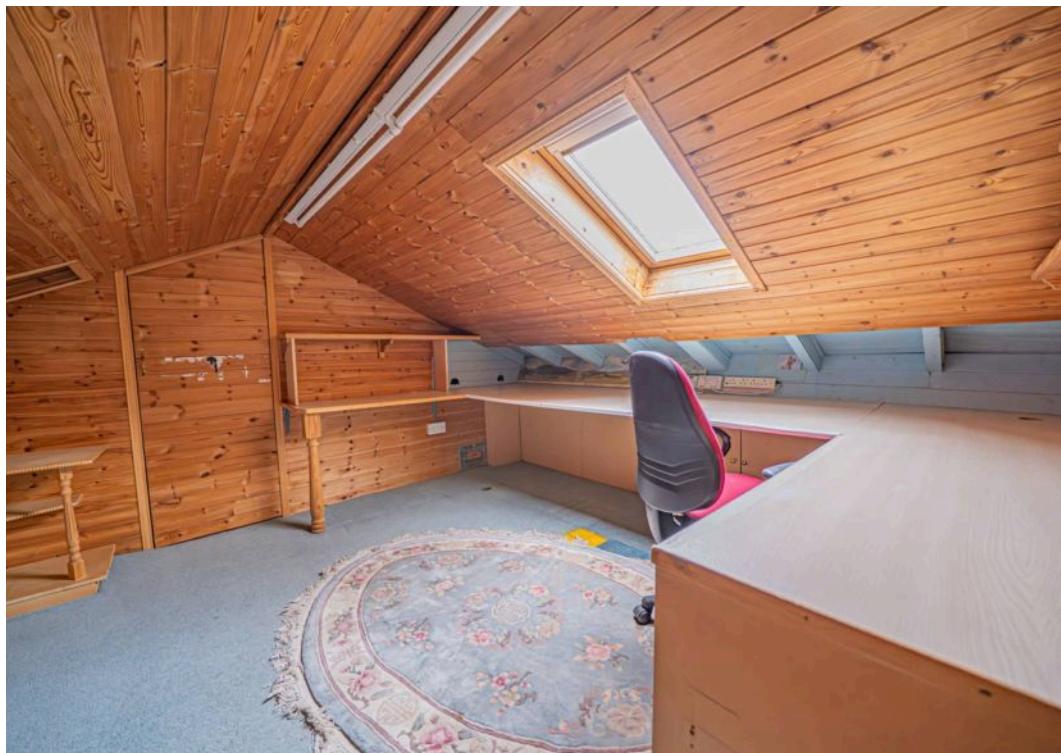
Integrated oven, integrated hob, extractor, fridge/freezer in kitchen, dishwasher, washer/dryer, some carpets, all light fittings, fitted wardrobes in one bedroom, garden shed and greenhouse.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity. Broadband - FTTP (fibre to the premises). Service charge - TBC. Ground rent - TBC.

#### **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.

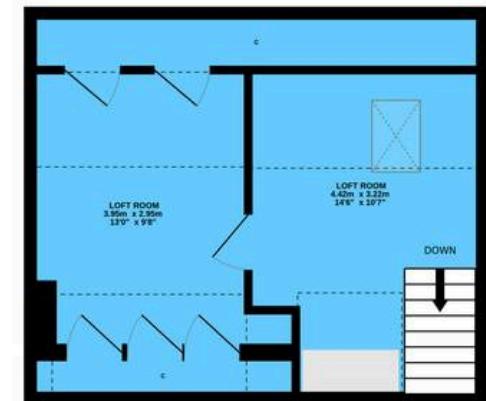
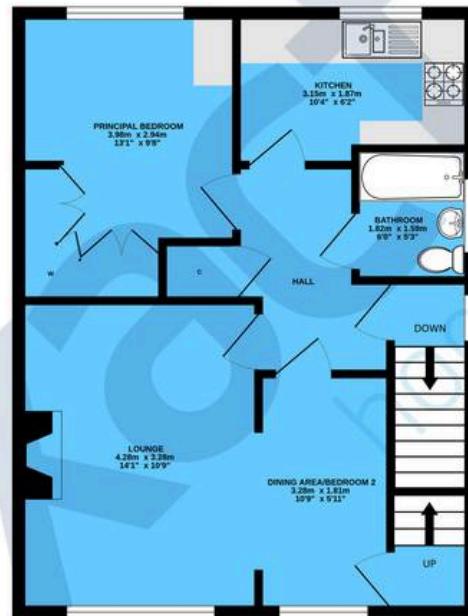
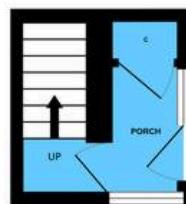


GARAGE

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 93.1 sq.m. (1002 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**

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