



High Street, Knowle

Guide Price £395,000

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HOMES



PROPERTY OVERVIEW

Situated within the prestigious Arden Grange development, this two-bedroom retirement property offers a rare opportunity to enjoy comfortable, secure living in the very heart of Knowle Village.

All living accommodation is accessed via a welcoming entrance hallway, leading through to a spacious lounge that provides a relaxing setting for every-day living and entertaining. The fully fitted kitchen is thoughtfully designed to cater for modern needs, offering ample storage and workspace.

The property boasts two well-proportioned bedrooms, both of which are serviced by bathrooms for added convenience. The principal bedroom is complemented by an en-suite bathroom and a generous walk-in wardrobe, providing plenty of storage space.

This home is offered to the market with the benefit of no upward chain, ensuring a smooth and straightforward purchase process. With its prime location on Knowle High Street, residents are within easy walking distance of all the amenities and services that Knowle Village has to offer, including shops, cafes, and transport links.

Outside space is available upon request and is subject to an additional charge (details can be provided upon enquiry). The Arden Grange development offers well-maintained communal grounds, providing a pleasant and peaceful environment for residents to enjoy. These landscaped gardens offer the perfect setting for relaxation or socialising with neighbours.





The development itself is designed with security and convenience in mind, with secure entry systems and on-site management.

This property presents an ideal opportunity for those seeking a vibrant yet tranquil retirement lifestyle, with all the benefits of village living on your doorstep and the added reassurance of a well-regarded, purpose-built development. Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

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



- Two Bedroom Retirement Property Located In The Heart Of Knowle Village
- All Living Accommodation Is Accessed Via The Entrance Hallway & Includes A Large Lounge & A Fully Fitted Kitchen
- The Property Benefits From Two Good Sized Bedrooms Which Are Serviced By Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom (Which Also Has A Walk-In Wardrobe)
- Located On Knowle High Street & Walking Distance To All Amenities Knowle Village Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within The Prestigious Arden Grange Development

**ENTRANCE HALLWAY****LOUNGE**

21' 7" x 10' 9" (6.57m x 3.28m)

KITCHEN

7' 7" x 6' 9" (2.30m x 2.06m)

PRINCIPAL BEDROOM

13' 11" x 9' 9" (4.24m x 2.97m)

WALK-IN WARDROBE

6' 2" x 3' 7" (1.87m x 1.10m)

ENSUITE

7' 2" x 6' 8" (2.19m x 2.03m)

BEDROOM TWO

12' 6" x 9' 7" (3.82m x 2.91m)

SHOWER ROOM

6' 10" x 4' 7" (2.09m x 1.40m)

TOTAL SQUARE FOOTAGE

77.0 sq.m (826 sq.ft) approx.

OUTSIDE THE PROPERTY**ALLOCATED PARKING**

Available upon request (with additional charge)

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

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

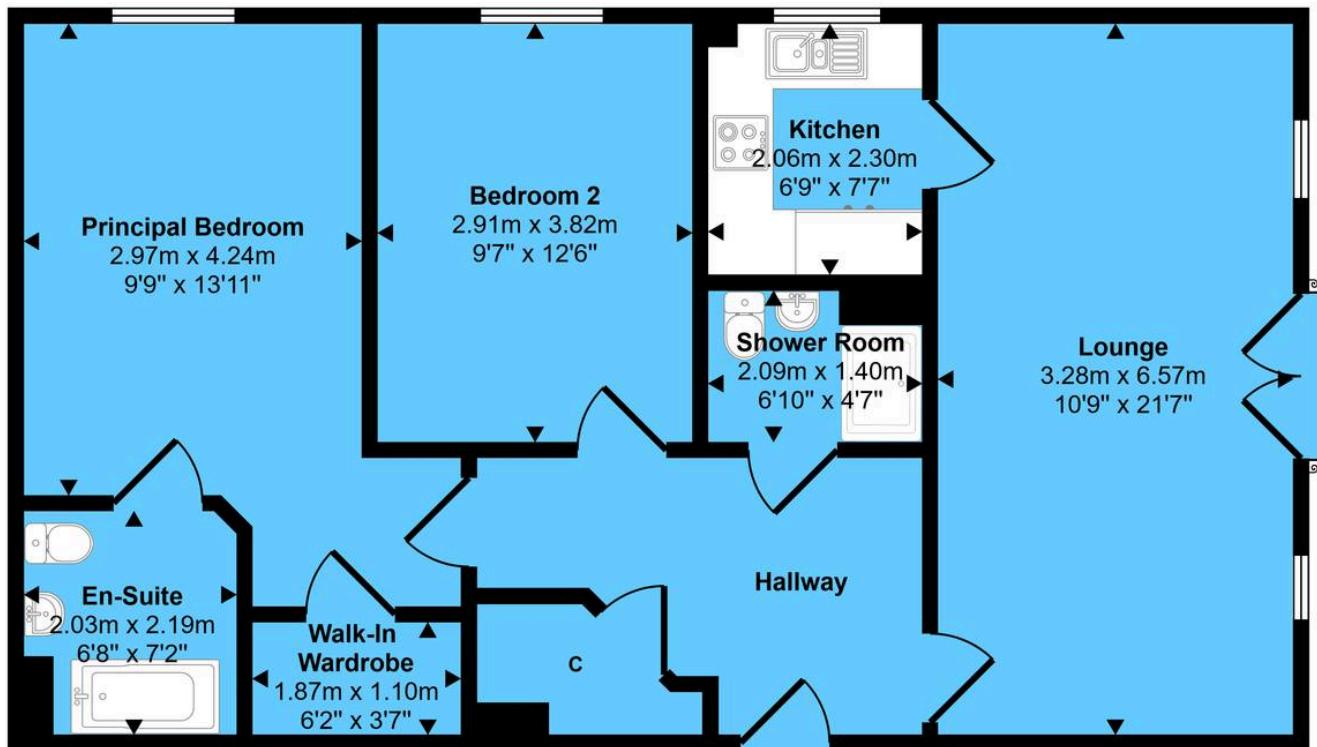
ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity. Broadband - ADSL copper wire. Service charge - £4,678.32 pa. Ground rent - £495.00 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.

Approx Gross Internal Area
77 sq m / 826 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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