



**106 Station Road, Knowle, B93 0HJ**

Sale Price £325,000



**Love  
Property Co.**

106 Station Road, Knowle,  
Solihull, B93 0HJ

Tenure - Freehold  
EPC Rating - D  
Council Tax Band - C

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this good size 719.1 sq. feet (66.8 sq. metres) two double bedroom terraced home. B93 post code within a prime residential location close to amenities on Knowle High Street, Dorridge train station, nearby Solihull Town Centre and with M42 motorway link by and within HS2, Birmingham International Airport and NEC.

The property offers the perfect opportunity for first time buyers, downsizers and investors and benefits from double glazing, gas central heating, large through lounge/diner modern kitchen with integrated appliances, first floor landing, two double bedrooms, master with en-suite and built in wardrobes, family bathroom with shower over bath, large boarded loft space with light and ladder, private rear good sized garden and side access to rear of house and garden.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.

## 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 and Touchwood shopping centre.



## PROPERTY MEASUREMENTS:

### LOUNGE/DINER

24' 5" X 11' 6" (7.45m x 3.51m)

### KITCHEN

22' 3" X 5' 0" (6.78m x 1.53m)

### BEDROOM ONE

12' 9" X 8' 8" (3.88m x 2.65m)

### BEDROOM TWO

9' 9" X 9' 4" (2.96m x 2.84m)

### FAMILY BATHROOM

8' 11" X 5' 7" (2.72m x 1.70m)

### TOTAL SQUARE FOOTAGE (Approx.)

719.1 sq. Feet (66.8 sq. metres)

Rental Valuation £1200 PCM

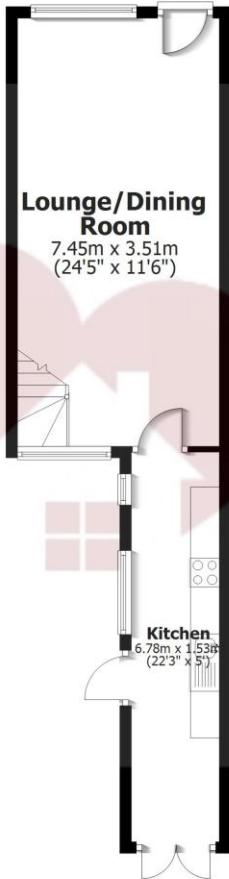
No Upward Chain

### MONEY LAUNDERING REGULATIONS

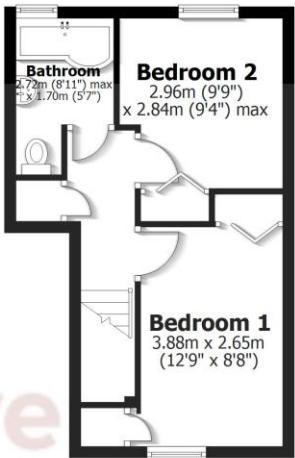
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



**Ground Floor**  
Approx. 36.7 sq. metres (394.8 sq. feet)



**First Floor**  
Approx. 30.1 sq. metres (324.4 sq. feet)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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