



ARDEN GRANGE, 1649 HIGH STREET, KNOWLE, B93 0LL
ASKING PRICE OF £429,950



» No Upward Chain

» Two Bedroom Luxury Retirement Apartment

» Located On Knowle High Street

» Premium Apartment

» Within A Sought After Development

» Occupying A Corner Plot Position

» Internal Inspection Highly Recommended

» Communal Lounge

» Communal Gardens

PROPERTY OVERVIEW

Located on the first floor of this highly sought after retirement development and set upon Knowle High Street is this absolutely stunning and premium apartment which offers luxury living for the over 60's. Apartment 12 represents one of the premium properties within the development with an outstanding dual aspect plan living room / dining room with feature bay window which affords extensive views of the high street and also provides an immense amount of natural light. Internally the property is beautifully presented and is accessed via an entrance hallway with extensive storage and includes two double bedrooms (master with fitted wardrobes and luxury ensuite), kitchen, shower room and open plan living / dining room. All properties within the development have access to a dedicated House Manager and Homeowners lounge with communal gardens, seating and patio areas. Viewing of this luxury retirement apartment is strictly via Xact Homes on 01564 777284.

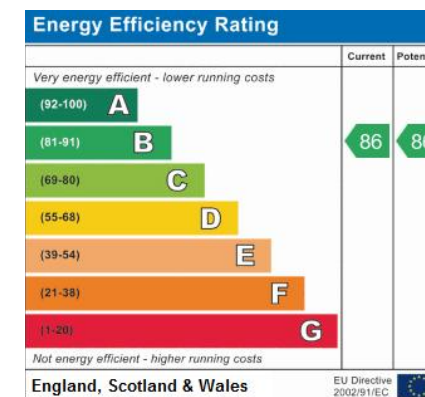
PROPERTY LOCATION

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 - 120 years remaining
SERVICES	Mains electricity and sewers
BROADBAND	BT
GARDEN	Communal
SERVICE CHARGE	£3,252pa
GROUND RENT	£495pa

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, fridge freezer, dishwasher, all carpets, all blinds, fitted wardrobes in bedroom one, all light fittings and underfloor heating



HALL

LIVING ROOM

17' 9" x 11' 11" (5.41m x 3.63m)

KITCHEN

10' 7" x 9' 3" (3.22m x 2.81m)

BEDROOM ONE

17' 2" x 9' 4" (5.24m x 2.84m)

ENSUITE

9' 4" x 6' 9" (2.84m x 2.07m)

BEDROOM TWO

13' 4" x 9' 6" (4.06m x 2.90m)

SHOWER ROOM

6' 7" x 5' 3" (2.00m x 1.59m)

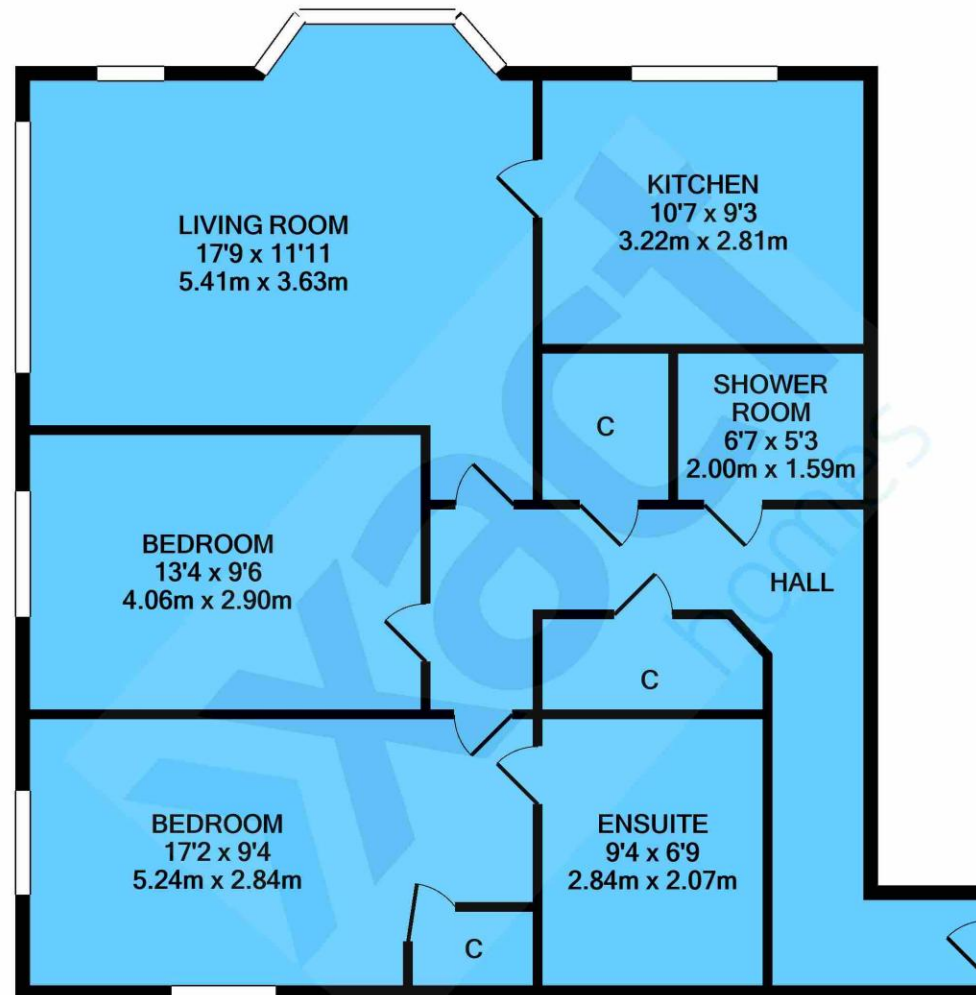
OUTSIDE THE PROPERTY

COMMUNAL LOUNGE

COMMUNAL GARDEN







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2020