



## High Street, Knowle

Guide Price £370,000





## PROPERTY OVERVIEW

Introducing this exceptional two-bedroom first floor retirement apartment, presenting an unparalleled opportunity in the market. With NO UPWARD CHAIN this residence boasts an enviable location alongside a superb balcony that overlooks the stunning communal gardens. Situated on the first floor, lift access ensures convenient ease of movement. The principal bedroom offers a private ensuite, while the second bedroom provides versatility to suit individual preferences, whether as a study or a dining room. The open plan kitchen and living room seamlessly merge function with style, creating an ideal space for relaxation and entertainment alike. Appreciating the importance of communal spaces, this property benefits from well-maintained gardens and a residents lounge, promoting social interaction and a sense of community. Generous storage solutions are found throughout, ensuring ample space for personal belongings. Embodied by large windows that flood the abode with natural light, this residence emanates a warm and welcoming ambience. Perfectly suited for those in search of a comfortable and secure retirement lifestyle, this property is not one to be missed. Contact our estate agency to arrange a viewing and experience the allure of this exceptional retirement apartment firsthand.





## 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: D

Tenure: Leasehold







- Two Bedroom First Floor Retirement Apartment
- NO UPWARD CHAIN
- Highly Sought After Location Of Knowle
- Principal Bedroom With Ensuite
- Versatile Second Bedroom
- Private Balcony Overlooking The Rear Garden
- Communal Gardens & Residents Lounge
- Private Parking

#### **ENTRANCE HALL**

#### **KITCHEN**

10' 3" x 9' 0" (3.13m x 2.75m)

#### **LIVING ROOM**

15' 11" x 10' 4" (4.85m x 3.15m)

#### **PRINCIPAL BEDROOM**

19' 6" x 9' 10" (5.95m x 3.00m)

#### **EN-SUITE**

6' 11" x 6' 7" (2.10m x 2.00m)

#### **BEDROOM TWO**

11' 6" x 10' 4" (3.50m x 3.15m)

#### **SHOWER ROOM**

7' 1" x 4' 11" (2.15m x 1.50m)

#### **STORAGE CUPBOARD**

#### **TOTAL SQUARE FOOTAGE**

Total floor area - 69.4 sq.m. = 747 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **WELL MAINTAINED COMMUNAL GARDENS**

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

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings and underfloor heating.



#### **ADDITIONAL INFORMATION**

Services - mains gas and mains sewers. Service charge - £317.14 (pm).

#### **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.

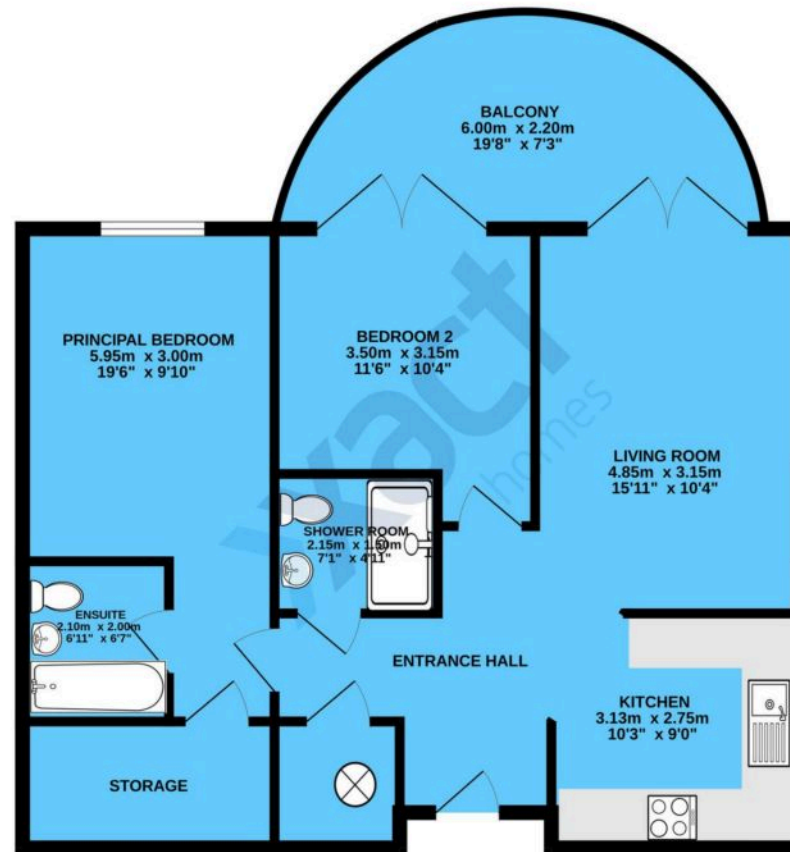
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







1ST FLOOR  
69.4 sq.m. (747 sq.ft.) approx.



TOTAL FLOOR AREA : 69.4 sq.m. (747 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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