



Station Road, Knowle

Guide Price £525,000





PROPERTY OVERVIEW

Nestled within a sought-after location, a fantastic opportunity to purchase this three-bedroom luxury first-floor apartment benefiting from NO UPWARD CHAIN. Access to the apartment is through a communal ground floor entrance, with options of stairs or lift for convenient access to the first floor. Upon entering, you are welcomed by a spacious reception hall featuring a handy cloaks cupboard. The large living room, affords a balcony overlooking the surrounding communal gardens, offers ample natural light and a serene ambiance. Adjacent to the living area, is a modern breakfast kitchen fitted with ample storage units and space for table and chairs. The apartment comprises three generously sized double bedrooms, including the principal bedroom which boasts an ensuite shower room for added convenience and privacy. The third bedroom could easily be used and offers the versatility for a separate sitting room / study. The bathroom, finished to a high standard, serves the remaining bedrooms and guests. This property also benefits from the inclusion of a garage, providing secure parking and additional storage space for residents.



Situated in a desirable location midway between Knowle and Dorridge, this apartment offers convenience with nearby amenities, entertainment venues, and transport links within easy reach. This esteemed apartment presents an exceptional opportunity for those seeking a premium residence within a well-connected and vibrant community. Viewing is highly recommended to fully appreciate the impeccable design, quality finishes, and impeccable attention to detail that make this property truly remarkable. Contact us today to schedule a viewing and to discover the captivating allure of this elegant two-bedroom apartment.

- No Upward Chain
- Luxury First Floor Apartment
- Stairs & Lift Access To First Floor
- Welcoming Reception Hall With Cloaks Cupboard
- Living Room With Balcony
- Modern Breakfast Kitchen
- Three Double Bedrooms
- Principal Bedroom With Ensuite Shower Room





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: F

Tenure: Leasehold



COMMUNAL GROUND FLOOR ENTRANCE

STAIRS OR LIFT ACCESS TO FIRST FLOOR

RECEPTION HALL

LIVING ROOM

17' 5" x 15' 9" (5.30m x 4.80m)

DINING AREA

15' 9" x 10' 0" (4.80m x 3.05m)

BREAKFAST KITCHEN

14' 7" x 14' 1" (4.45m x 4.30m)

PRINCIPAL BEDROOM

14' 9" x 12' 4" (4.50m x 3.75m)

ENSUITE

10' 6" x 5' 7" (3.20m x 1.70m)

BEDROOM TWO

12' 10" x 12' 0" (3.90m x 3.65m)

BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 134.0 sq.m. = 1442 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

17' 5" x 9' 0" (5.30m x 2.75m)



ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and an electric garage door.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Service charge - £3050.64 (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.

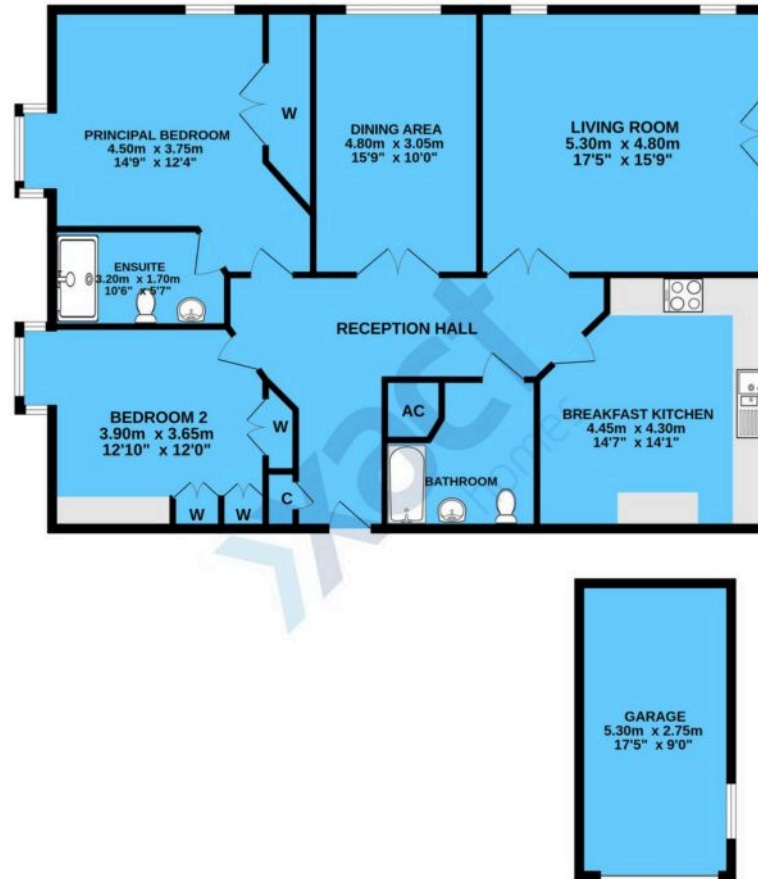
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



1ST FLOOR



TOTAL FLOOR AREA : 134.0 sq.m. (1442 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 in 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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