



Longdon Road, Knowle

Guide Price £250,000

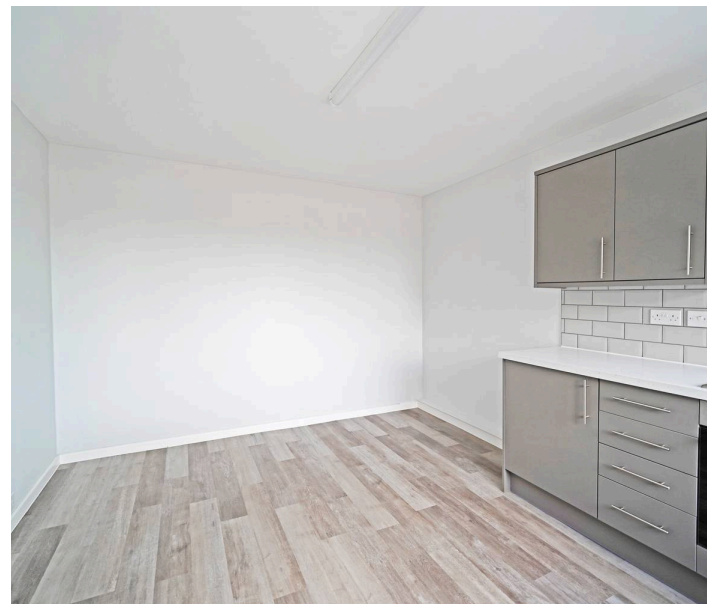




PROPERTY OVERVIEW

Introducing a two-bedroom second-floor apartment, located within the sought-after village of Knowle and boasting a complete refurbishment throughout. This modern property presents an ideal opportunity for first-time buyers seeking a contemporary dwelling, or savvy investors looking for a lucrative property venture. Step inside to discover a thoughtfully redesigned living space, where a modern kitchen/diner offers a stylish focal point. The sleek finishes and integrated appliances make cooking a delight, while the spacious layout allows for effortless hosting. The apartment features two generously-sized double bedrooms, providing ample space for relaxation. The property further benefits from a modern bathroom, exuding a spa-like ambience with its clean lines and upscale fixtures. A serene space to unwind and rejuvenate, the bathroom is a testament to the property's commitment to contemporary living.

Conveniently located within walking distance to Knowle Village, residents can enjoy easy access to local amenities, shops, and transport links. This prime location ensures that all necessities are within reach, providing a seamless living experience for occupants.





Overall, this two-bedroom apartment presents a rare opportunity to acquire a turnkey property that seamlessly blends modern aesthetics with practical functionality. With its recent refurbishment, convenient location, and versatile appeal, this home is poised to cater to the needs of discerning buyers and investors alike. Do not miss out on the chance to make this meticulously renovated apartment your own. Contact us today to schedule a viewing and experience first hand the allure and sophistication of this exceptional property.

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: C

Tenure: Share of Freehold





- Two Bedroom Second Floor Apartment
- Completely Refurbished Throughout
- Modern Kitchen/Diner
- Two Double Bedrooms
- Ideal For First Time Buyers Or Investors
- Modern Bathroom
- Walking Distance To Knowle Village
- Share Of Freehold

ENTRANCE HALLWAY

CLOAKROOM

WC

LOUNGE

16' 5" x 12' 4" (5.00m x 3.76m)

KITCHEN/DINER

14' 9" x 11' 0" (4.50m x 3.35m)

BEDROOM ONE

13' 1" x 11' 6" (3.99m x 3.51m)

BEDROOM TWO

13' 1" x 10' 4" (3.99m x 3.15m)

BATHROOM

10' 10" x 5' 7" (3.30m x 1.70m)

TOTAL SQUARE FOOTAGE

80 sq.m (861 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

PERMIT PARKING



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets and underfloor heating.

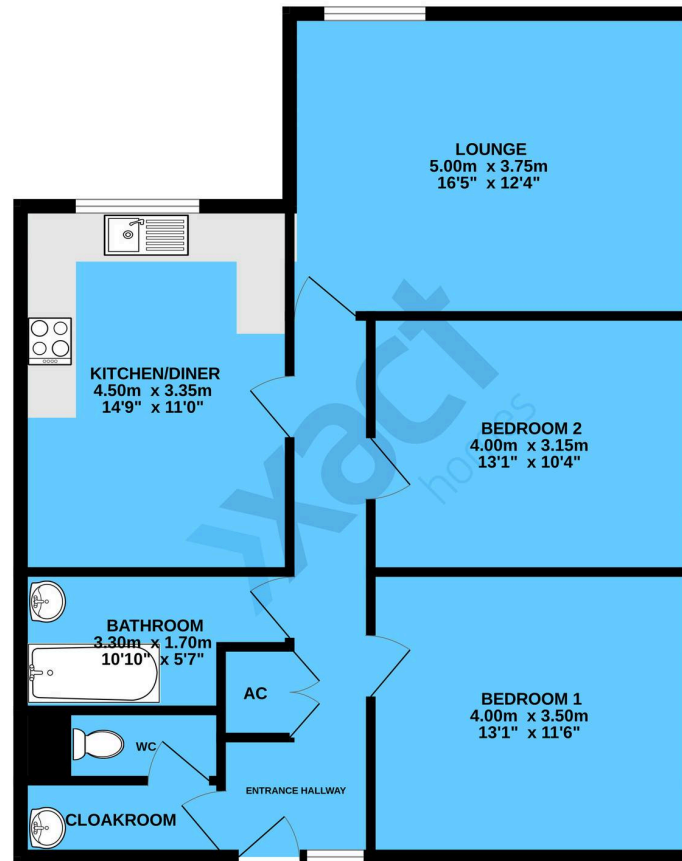
ADDITIONAL INFORMATION

Services - mains electricity and sewers. Service charge - £1,760 pa. Ground rent - £60 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.

SECOND FLOOR



TOTAL FLOOR AREA: 80.0 sq.m. (861 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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