



Station Road, Knowle

Guide Price **£399,950**





PROPERTY OVERVIEW

Situated in a desirable location equidistant between Knowle and Dorridge, this beautifully presented ground floor apartment offers a rare opportunity with no upward chain. From the communal security entrance, a private hallway leads to the front door, ensuring both security and privacy for residents. Upon entering the property, one is greeted by an open-plan living and dining area flooded with natural light, courtesy of French doors that open onto a patio area overlooking the rear gardens. The modern fitted kitchen boasts ample storage space plus convenience being located off the living room. The accommodation comprises two generously proportioned double bedrooms, starting with the principal bedroom that features built-in wardrobes and an en-suite facility for added convenience. French doors in the principal bedroom open onto a second patio area, offering a serene spot for morning coffee or evening relaxation. The second double bedroom is also equipped with fitted wardrobes and is supported by a separate bathroom.

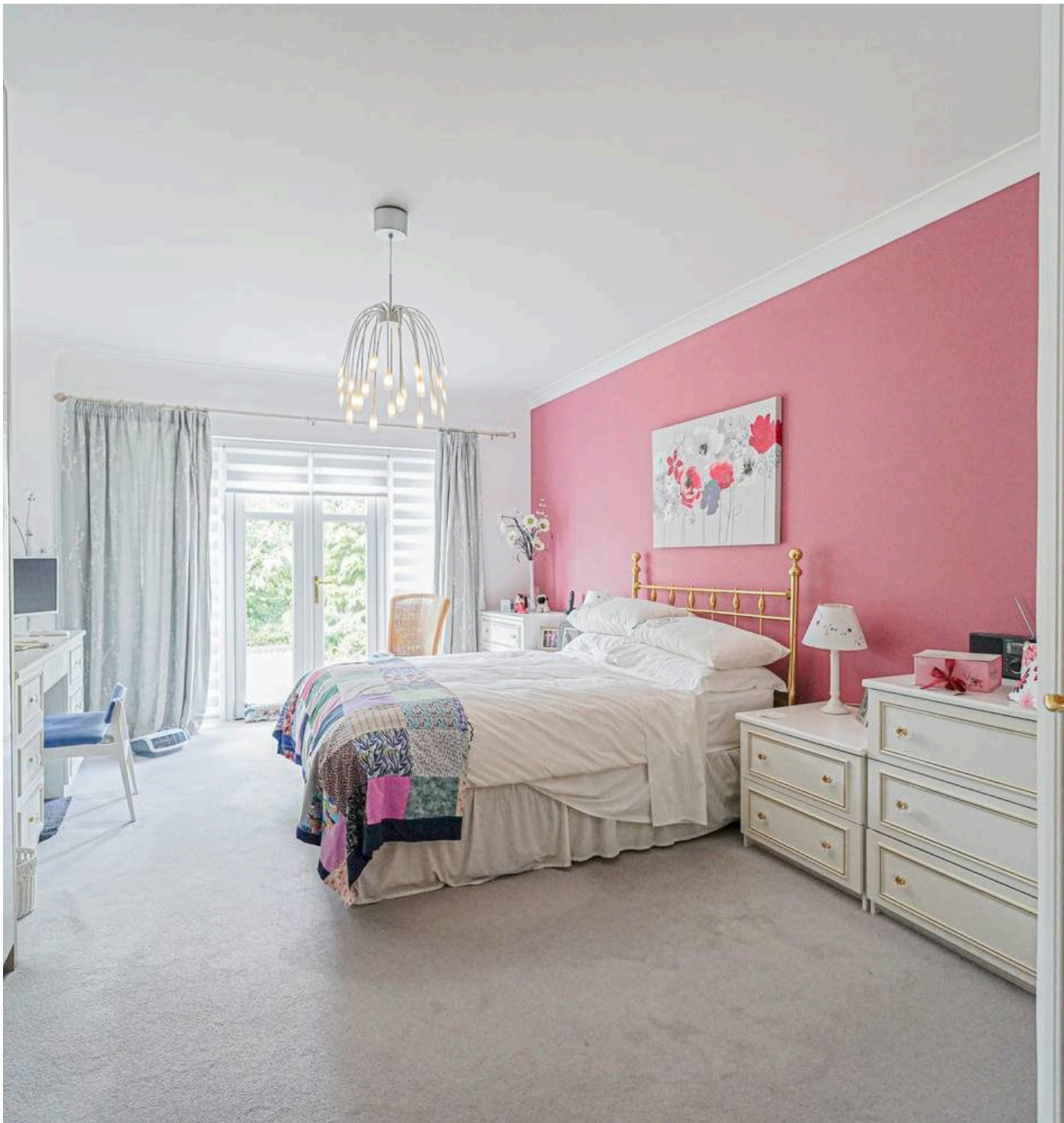




In addition to the exclusive features within the apartment, residents will benefit from two allocated parking spaces located conveniently on the property grounds, ensuring hassle-free parking arrangements. The development also offers communal gardens to the rear, providing a tranquil outdoor space for relaxation and leisure. This property presents a unique opportunity for those seeking a stylish and contemporary living space with the convenience of a prime location. Whether one is looking to downsize without compromising on quality, or seeking a modern home with easy access to local amenities, this apartment caters to a variety of lifestyle needs. With its well-appointed interior, two parking spaces, and a location that balances tranquillity with accessibility, this ground floor apartment is sure to attract discerning buyers looking for a new place to call home.

- No Upward Chain
- Beautifully Presented Two Double Bedroom Ground Floor Apartment With Two Allocated Parking Spaces
- Communal Security Entrance Plus Own Private Entrance Hallway
- Open Plan Living / Dining Room With French Doors Opening Onto Patio / Rear Gardens
- Modern Fitted Kitchen
- Principal Bedroom With Wardrobes And En-suite Facility Plus French Doors Opening Onto Further Patio Area
- Second Double Bedroom With Wardrobes Supported Via Separate Bathroom
- Conveniently Located Equidistant Between Knowle And Dorridge
- Communal Gardens To The Rear





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



HALLWAY

LIVING / DINING ROOM

17' 5" x 13' 1" (5.30m x 3.98m)

KITCHEN

8' 6" x 7' 0" (2.60m x 2.14m)

PRINCIPAL BEDROOM

24' 3" x 12' 0" (7.40m x 3.65m)

ENSUITE

7' 10" x 6' 7" (2.40m x 2.00m)

BEDROOM TWO

15' 7" x 12' 0" (4.75m x 3.65m)

BATHROOM

8' 10" x 6' 7" (2.70m x 2.00m)

TOTAL SQUARE FOOTAGE

Total floor area: 94 sq.m. = 1012 sq.ft. approx.

COMMUNAL GARDENS

TWO ALLOCATED PARKING SPACES

**ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor, microwave, fridge freezer, dishwasher, washing machine and tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes.

ADDITIONAL INFORMATION

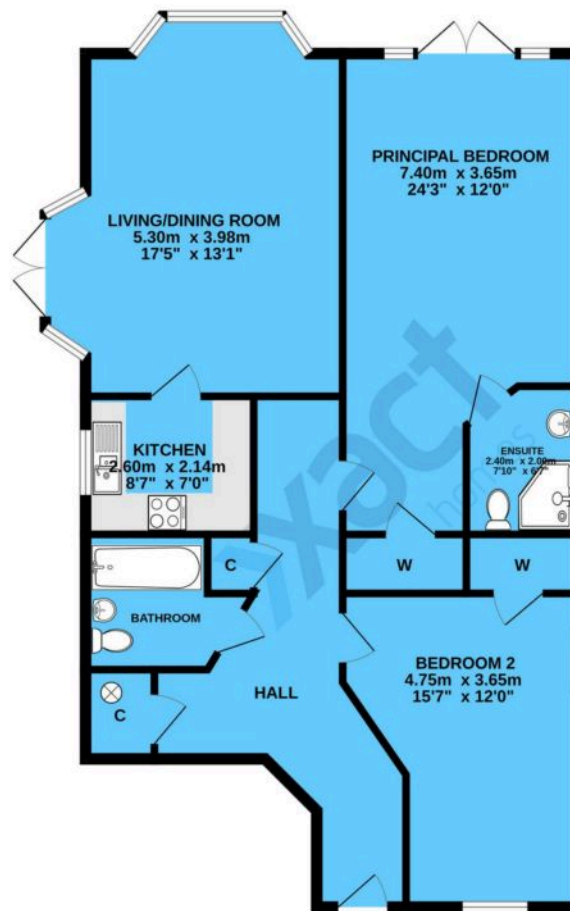
Services – Mains gas, electricity and water. Service Charge – £2000.00 pa

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.



GROUND FLOOR



TOTAL FLOOR AREA: 94.0 sq.m. (1012 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 misstatement. 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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