



## Downing Close, Knowle

Guide Price £125,000







## PROPERTY OVERVIEW

Nestled in a prime location, equidistant between the sought-after villages of Knowle and Dorridge, this two-bedroom first floor apartment offers a unique opportunity for those aged 58 or over to secure a comfortable and convenient living space. Boasting a designated parking area, this property combines practicality with accessibility.

Upon entering the apartment, residents are welcomed by an inviting open-plan lounge that seamlessly transitions into a well-appointed kitchen area complete with integrated appliances. This modern layout not only maximises space but also creates a warm and inclusive atmosphere, perfect for relaxing or entertaining guests.

The property features two generously-sized bedrooms, one of which can be flexibly utilised as a dining room, offering residents the freedom to adapt the space to suit their lifestyle preferences. Both bedrooms are thoughtfully designed to provide a peaceful retreat and ample storage options, ensuring a functional living environment.







Serviced by a fitted shower room, the accommodation exudes a sense of contemporary comfort. The shower room boasts quality fixtures and fittings, enhancing the overall appeal of the property and providing residents with a touch of luxury in their daily routine.

Presented to the market with the added benefit of no upward chain, this over-58s retirement apartment offers a hassle-free transition into a well-maintained and secure living environment. The age-specific nature of the property ensures a tranquil and supportive community setting for those seeking a peaceful and enriching lifestyle.

In conclusion, this two-bedroom first floor apartment is a rare find in the vibrant neighbourhood it is nestled within, offering a harmonious blend of modern convenience and functional design. With its prime location, attractive features, and ease of living, this property presents a compelling opportunity for those looking to embrace a relaxed and secure lifestyle in their senior years.



- Two Bedroom First Floor Apartment For The Over 58s
- Set In A Prime Location Equidistant Between Knowle & Dorridge With Parking
- The Property Consists Of An Open Plan Lounge Leading To The Kitchen With Integrated Appliances
- The Property Benefits From Two Bedrooms One Of Which Can Be Used As A Dining Room
- All Of The Accommodation Is Serviced By A Well Appointed Shower Room
- Offered To The Market With No Upward Chain





## 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





**ENTRANCE HALLWAY**

**LOUNGE**

12' 11" x 12' 1" (3.94m x 3.68m)

**KITCHEN**

9' 2" x 7' 2" (2.79m x 2.18m)

**PRINCIPAL BEDROOM**

14' 9" x 9' 2" (4.50m x 2.79m)

**DINING ROOM / BEDROOM TWO**

9' 7" x 8' 10" (2.92m x 2.70m)

**BATHROOM**

7' 2" x 6' 10" (2.19m x 2.08m)

**TOTAL SQUARE FOOTAGE**

60 sq.m (646 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DESIGNATED PARKING AREA**





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

Free standing cooker, extractor, fridge, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

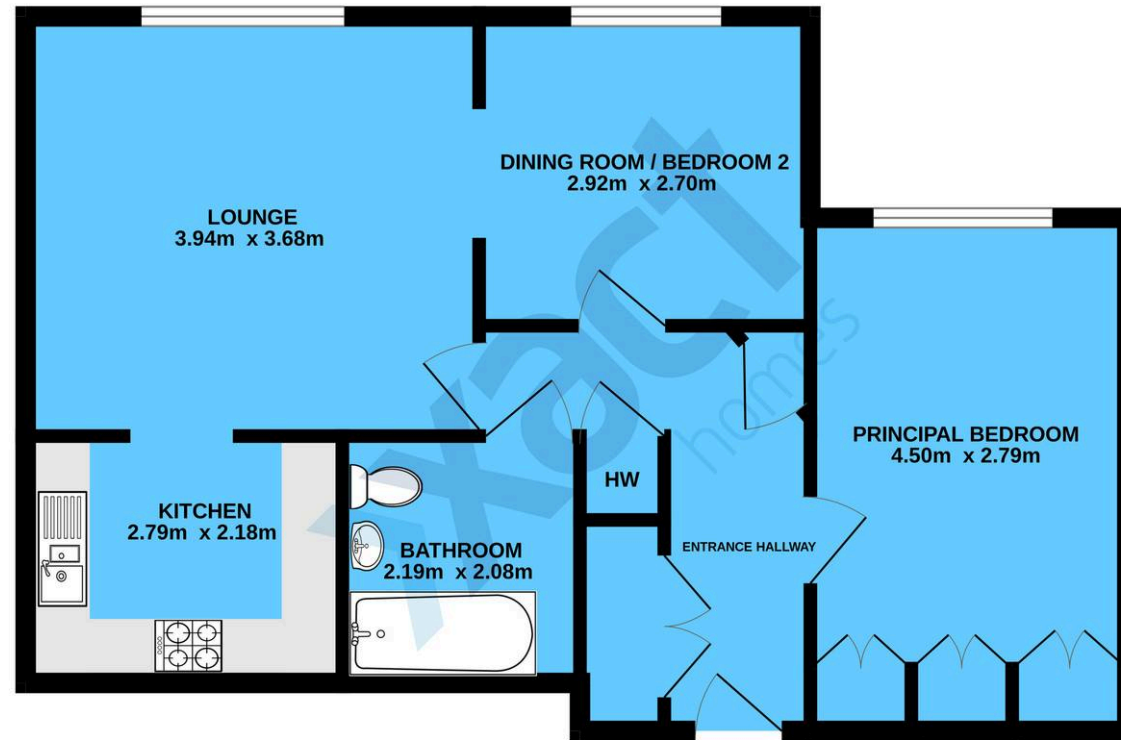
Services - direct mains water (with water meter), sewers and electricity. Ground rent - nil. Service charge - £2256.00 pa.

#### **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.



# 1ST FLOOR



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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