



St. Johns Close, Knowle

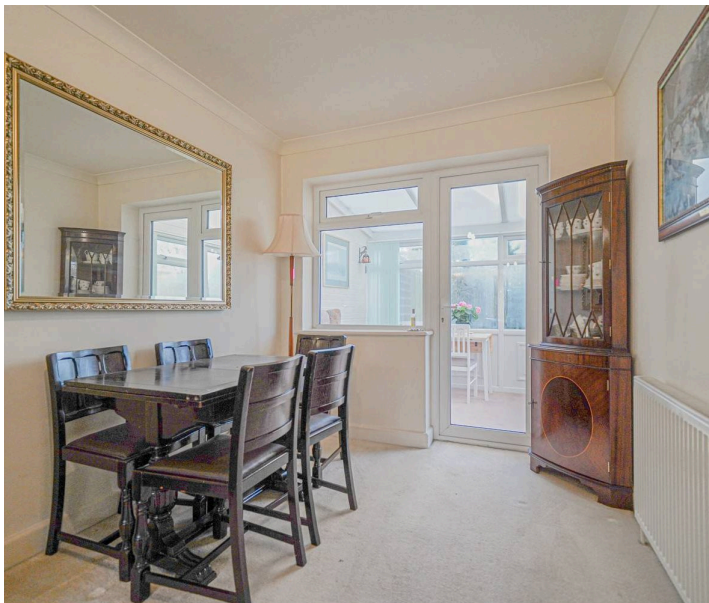
Guide Price £250,000





PROPERTY OVERVIEW

Situated in the charming village of Knowle, this delightful two-bedroom ground floor maisonette offers a fantastic opportunity for those seeking a comfortable and convenient living space. Set back from the road, the property enjoys a tranquil setting behind a well-maintained lawn frontage that provides attractive views over the green to the front. Upon entering the property, you are greeted by an inviting entrance hallway leading to all living accommodation. The dual aspect lounge/diner is a bright and spacious room, perfect for relaxing or entertaining guests. The addition of a conservatory enhances the living space, providing a seamless connection to the outdoor area. The fully fitted kitchen is well-equipped with modern appliances and ample storage space for culinary enthusiasts. The property benefits from two generously sized bedrooms, each boasting fitted wardrobes and offering comfortable retreats after a long day. The recently fitted walk-in shower room provides a stylish and convenient space for personal care routines.





Stepping through the conservatory, you will find a private garden area that is mostly laid with lawn, offering a tranquil spot to enjoy the outdoors and unwind. A patio area provides a perfect space for al fresco dining or morning coffee. Conveniently located in the heart of Knowle Village, this maisonette offers easy access to a range of local amenities, including shops, restaurants, and transport links, making every-day living a breeze. For those looking for a property with no upward chain, this home presents an excellent opportunity to move in swiftly and start enjoying all that the vibrant village has to offer. In conclusion, this beautifully presented ground floor maisonette in Knowle is an ideal choice for buyers seeking a comfortable home in a convenient location. Don't miss the chance to make this property your own – book a viewing today!

- Offered To The Market With The Benefit Of No Upward Chain
- Two Bedroom Ground Floor Maisonette Located In The Heart Of Knowle
- Set Behind A Lawn Frontage With Views Over The Green To The Front & A Separate Garage
- All Living Accommodation Is Accessed Off The Entrance Hallway Leading To A Dual Aspect Lounge/Diner With The Added Benefit Of A Conservatory And A Fully Fitted Kitchen
- The Property Boasts Two Generous Bedrooms Both With Fitted Wardrobes And Served By A Recently Fitted Walk In Shower Room
- Assessed Via The Conservatory The Property Benefits From A Private Garden Mostly Laid With Lawn And A Patio Area
- Located In The Centre Of Knowle Village This Maisonette Has Ideal Access To Local Amenities





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: Leasehold





ENTRANCE HALLWAY

WC

6' 5" x 2' 7" (1.96m x 0.79m)

LOUNGE/DINER

25' 9" x 10' 1" (7.85m x 3.07m)

CONSERVATORY

9' 0" x 7' 3" (2.74m x 2.21m)

KITCHEN

7' 10" x 7' 1" (2.39m x 2.16m)

BEDROOM ONE

14' 1" x 9' 2" (4.29m x 2.79m)

BEDROOM TWO

12' 5" x 8' 7" (3.78m x 2.62m)

SHOWER ROOM

7' 10" x 5' 11" (2.39m x 1.80m)

TOTAL SQUARE FOOTAGE

69.5 sq.m (748 sq.ft) approx.

OUTSIDE THE PROPERTY

SEPARATE GARAGE

PRIVATE REAR GARDEN WITH PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, garden shed, all carpets, blinds, some curtains and light fittings and fitted wardrobes in two bedrooms.



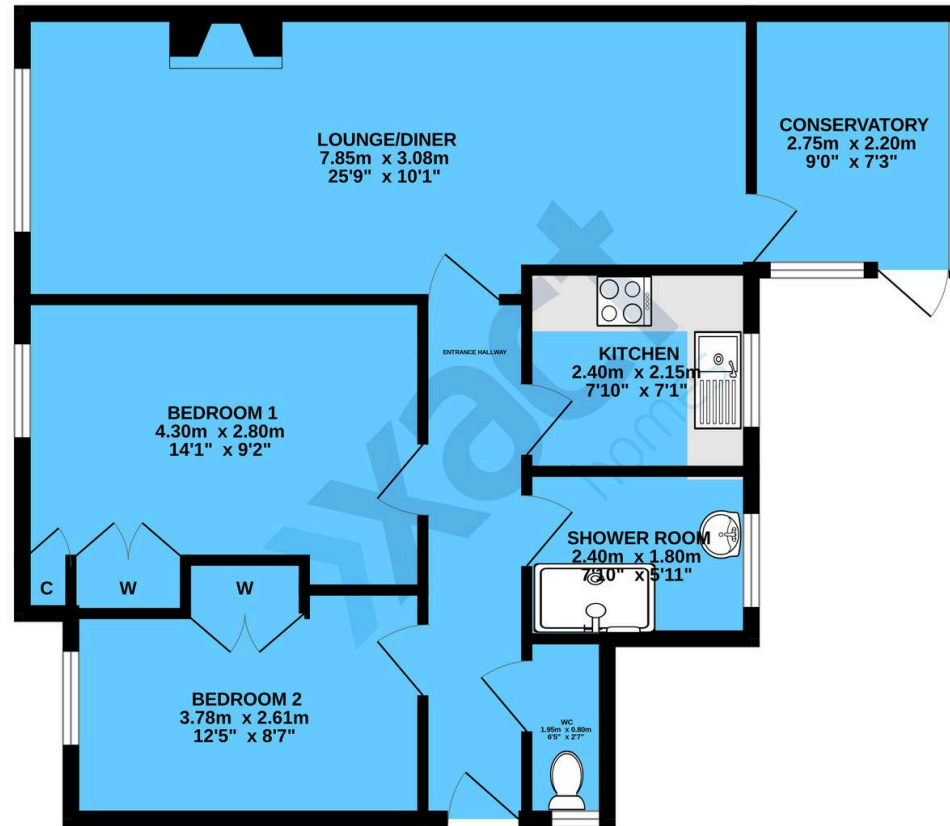
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers and water on a meter. Service charge - Nil. Ground rent - £175 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: 69.5 sq.m. (748 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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