



Warwick Road, Knowle

Guide Price £600,000





PROPERTY OVERVIEW

Nestled within the esteemed Fairways development, this expansive three-bedroom, two-bathroom ground floor apartment offers a blend of upscale living and convenient amenities. Set amidst secure grounds, the property boasts a single garage (with power and lighting) and ample parking in front of the apartment block for residents, ensuring a stress-free arrival each time. Upon entering the apartment through the welcoming entrance hall, one is greeted by a spacious lounge that seamlessly flows onto a private patio area. This tranquil space overlooks the manicured communal gardens, offering a serene retreat for relaxation or outdoor dining. Adjacent to the lounge, the fully fitted breakfast kitchen presents a seamless space for culinary enthusiasts, complete with integrated appliances for added convenience. The property features two generously proportioned double bedrooms, each thoughtfully designed with fitted wardrobes to cater to practical storage needs. Additionally, a versatile third bedroom serves as either a comfortable sleeping space or an elegant dining room to suit individual preferences.



The principal bedroom is a true sanctuary, serviced by a modern walk-in shower room that exudes a touch of luxury. The remaining bedrooms are serviced by the family bathroom, ensuring that every resident can enjoy privacy and comfort within their own space. Encompassing views of the picturesque Copt Heath Golf Course, residents can bask in the natural beauty that surrounds the property, adding a touch of tranquillity to every-day life. Offered to the market with the added appeal of no upward chain, this property presents a seamless opportunity for those seeking a hassle-free transition into a new abode. Conveniently positioned within walking distance to Knowle Village, the property grants easy access to a host of amenities, ensuring that residents can enjoy the vibrant offerings of Knowle without venturing far. This meticulously designed apartment embodies a lifestyle of elegance and comfort, presenting an exceptional opportunity for discerning buyers seeking luxury living in a desirable location.

- Expansive Three Bedroom Two Bathroom Ground Floor Apartment Set Within The Exclusive Fairways Development
- Offered To The Market With The Benefit Of No Upward Chain
- Single Garage & Ample Parking In Secure Grounds
- Large Lounge Leading To A Private Patio With Access To The Communal Gardens
- Fully Fitted Breakfast Kitchen With Integrated Appliances
- Two Double Bedrooms With Fitted Wardrobes & A Versatile Third Bedroom / Dining Room
- Principal Bedroom With Modern Walk In Shower Room
- Family Bathroom
- Benefiting From Manicured Communal Gardens With Views Of Copt Heath Golf Course
- Located Walking Distance To Knowle Village & All Amenities Knowle Has To Offer





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: G

Tenure: Share of Freehold



ENTRANCE HALL

LOUNGE

18' 6" x 13' 4" (5.64m x 4.06m)

PATIO AREA

9' 7" x 5' 10" (2.92m x 1.78m)

BREAKFAST KITCHEN

13' 1" x 9' 0" (3.99m x 2.74m)

PRINCIPAL BEDROOM

14' 10" x 12' 7" (4.52m x 3.84m)

ENSUITE

9' 7" x 6' 8" (2.92m x 2.03m)

BEDROOM TWO

12' 8" x 10' 6" (3.86m x 3.20m)

BEDROOM THREE/DINING ROOM

13' 5" x 8' 10" (4.09m x 2.69m)

BATHROOM

9' 7" x 6' 2" (2.92m x 1.88m)

TOTAL SQUARE FOOTAGE

108.0 sq.m (1163 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

SINGLE GARAGE

RESIDENT PARKING

**ITEMS INCLUDED IN THE SALE**

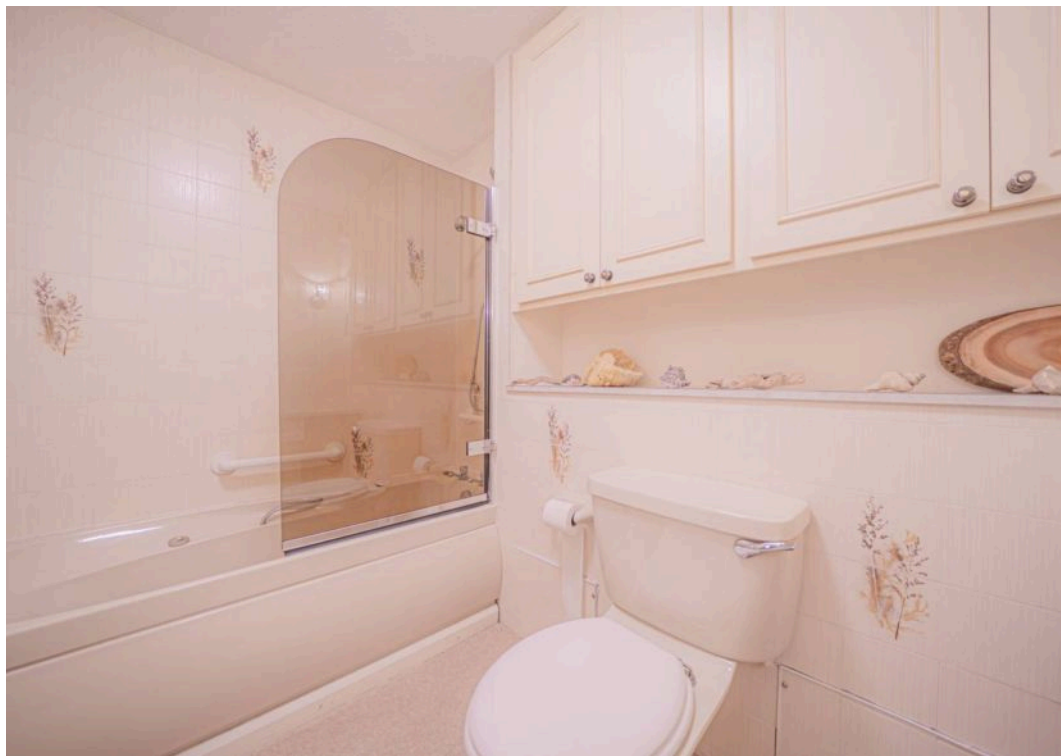
Neff integrated oven, Neff integrated hob, Neff extractor, Neff fridge/freezer, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

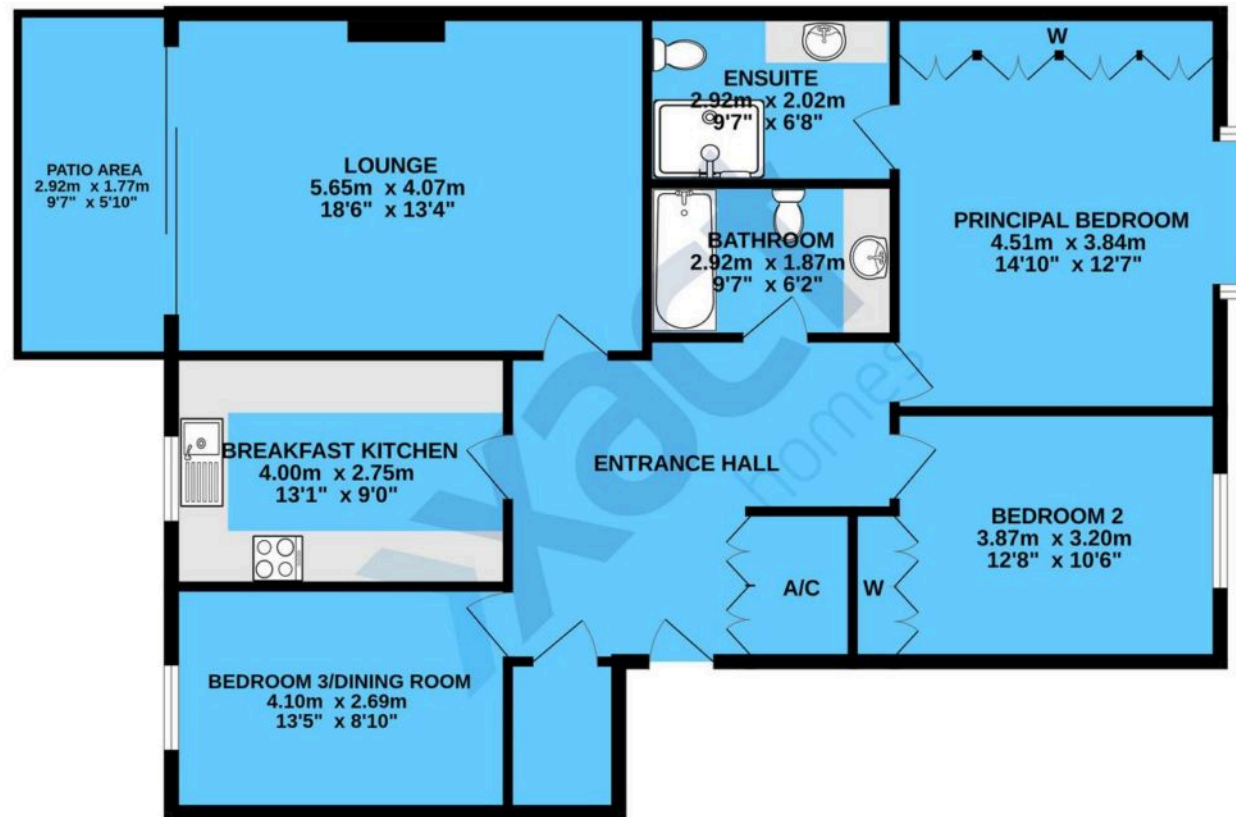
Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire (Open reach in process of laying FTTP (fibre to the premises) to block). Service charge - £3,600 pa. Ground rent - Nil.

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: 108.0 sq.m. (1163 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.
Made with Metropix ©2025

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

