



# Hertford Way, Knowle

Guide Price £270,000





## PROPERTY OVERVIEW

Situated in the highly sought after Middlefield Spring development built by Taylor Wimpey is this immaculately presented two bedroom first floor apartment benefiting from the balance of the 10 year new build guarantee. The property is within walking distance to all local amenities and public transport links including Dorridge Station and offered to the market with NO UPWARD CHAIN. Upon entering the property you are greeted by a welcoming entrance hallway with ample storage space connecting all rooms. The apartment consists of a large living / dining room with an abundance of natural light throughout, a fitted kitchen with fully integrated appliances; two double bedrooms, two storage cupboards and a modern family bathroom. The property benefits from lift access, allocated parking plus parking for two visitors to the front. To view this stunning apartment call Xact Homes today on 01564 777 284.



- Two Bedroom First Floor Apartment
- Ten Year NHBC Guarantee
- NO UPWARD CHAIN
- Large Living / Dining Room
- Modern Family Bathroom
- Two Storage Cupboards
- Lift Access
- Built By Taylor Wimpey



## 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: B

Tenure: Leasehold





**ENTRANCE HALLWAY**

**KITCHEN**

10' 7" x 8' 11" (3.22m x 2.73m)

**LIVING / DINING ROOM**

17' 6" x 10' 6" (5.34m x 3.19m)

**PRINCIPAL BEDROOM**

16' 2" x 8' 8" (4.93m x 2.65m)

**BEDROOM TWO**

12' 8" x 10' 7" (3.86m x 3.23m)

**BATHROOM**

8' 6" x 6' 11" (2.59m x 2.11m)

**TOTAL SQUARE FOOTAGE**

68.8 sq.m (741 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED AND VISITOR PARKING**

**COMMUNAL GARDENS**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer and wardrobe in one bedroom.

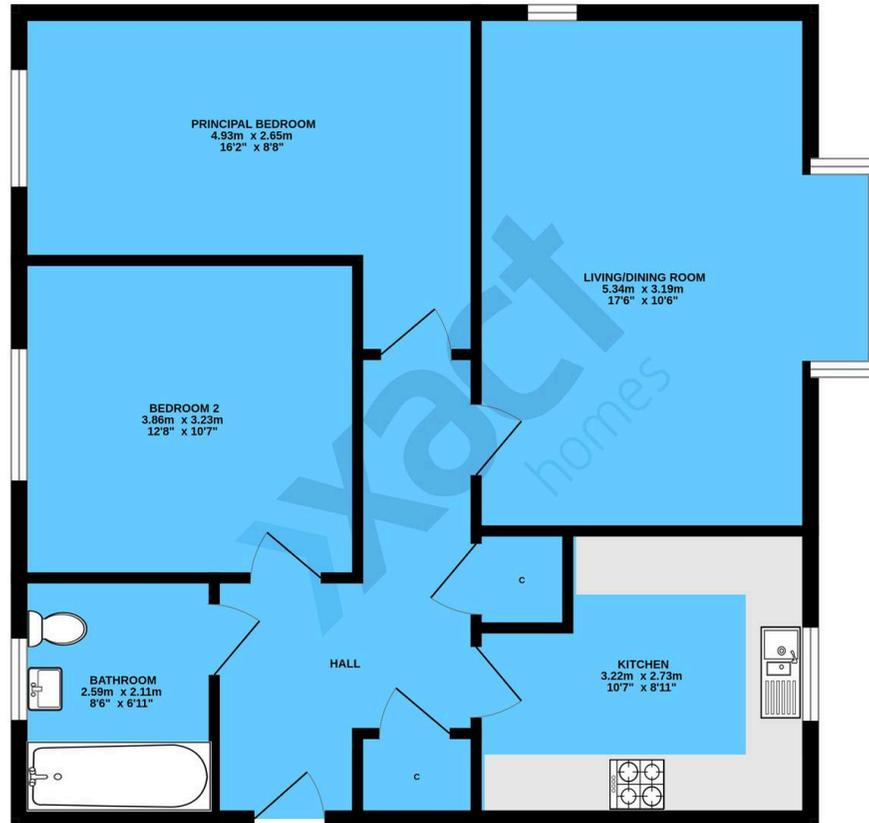
**ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - Cable. Service charge - TBC. Ground rent - TBC.

**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



TOTAL FLOOR AREA: 68.8 sq.m. (741 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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