



## Rising Lane, Knowle

Guide Price £300,000



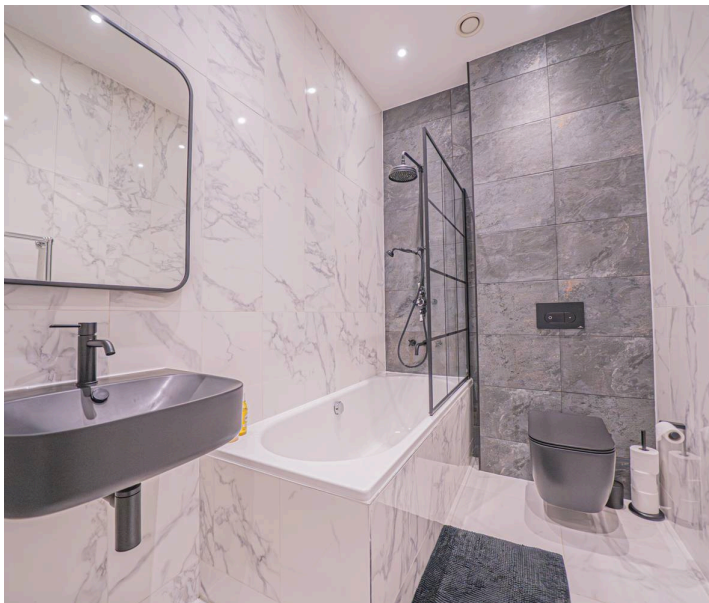


## PROPERTY OVERVIEW

Nestled within a prestigious gated development, this impressive one-bedroom apartment offers a luxurious and contemporary living experience. Upon entering the property, residents are greeted by a welcoming entrance hallway, from which all living spaces elegantly unfold.

The heart of the home is the open-plan kitchen and living area, thoughtfully designed to maximise space and light. The seamless flow between the kitchen and living area creates a harmonious living space, ideal for both relaxing and entertaining guests. The sleek modern kitchen is equipped with high-end appliances and ample storage, making meal preparation a breeze.

The large double bedroom is a peaceful retreat, offering a restful sanctuary at the end of a long day. The room is flooded with natural light, creating a bright and airy ambience. Adjacent to the bedroom, the modern luxury bathroom exudes sophistication and style, featuring contemporary fixtures and fittings.







This property also boasts the added convenience of allocated parking, ensuring residents always have a secure space to park their vehicle. Moreover, the private courtyard garden provides a secluded outdoor oasis, accessed via bi-fold doors that seamlessly connect the indoor and outdoor living spaces. This tranquil garden offers a serene setting for al fresco dining, morning coffees, or simply unwinding amidst nature.

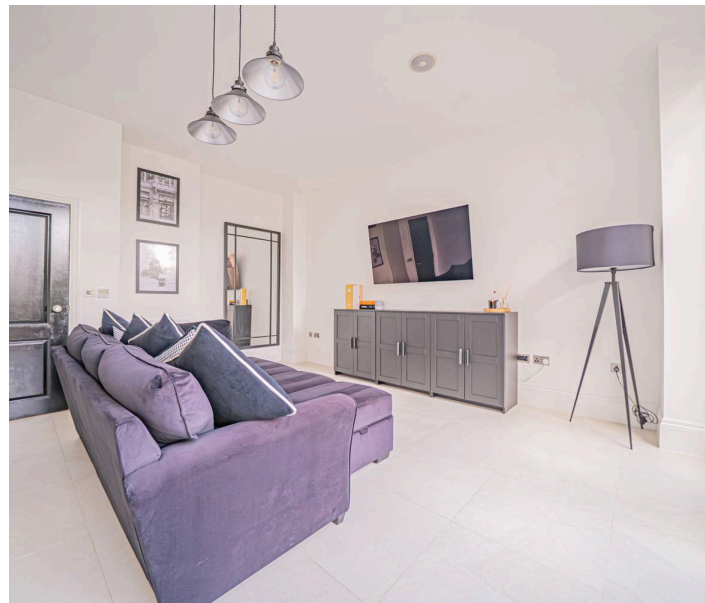
The discerning buyer will appreciate the attention to detail and high-quality finishes throughout this property. From the gated entrance to the well-appointed interiors, every aspect of this apartment exudes sophistication and elegance. The secure and private nature of the development provides residents with a tranquil retreat from the hustle and bustle of city life, offering a sense of exclusivity and serenity.

#### PROPERTY LOCATION

Chadwick End is a small hamlet located some two miles south of Knowle and contains local amenities including the popular Orange Tree Public House, village hall and transport services into Knowle and beyond. The larger village of Knowle is also within easy reach and contains a variety of excellent shops and schooling facilities, and the adjoining village of Dorridge provides commuter train services to Birmingham and London. Solihull town centre is some four miles distance with its excellent shopping, schooling and recreational facilities and, in addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are within an approximate 15/20 minute drive, whilst the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Share of Freehold







#### **ENTRANCE HALLWAY**

#### **KITCHEN / LIVING AREA**

17' 7" x 16' 10" (5.37m x 5.12m)

#### **BEDROOM**

16' 0" x 10' 9" (4.88m x 3.27m)

#### **BATHROOM**

10' 5" x 5' 6" (3.18m x 1.67m)

#### **TOTAL SQUARE FOOTAGE**

64.0 sq.m (689 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **SECURE GATED ALLOCATED PARKING**

#### **PRIVATE COURTYARD GARDEN**

- Substantial One Bedroom Apartment Set In A Premier Development
- All Living Accommodation Is Accessed Via The Entrance Hallway & The Property Is Comprised Of An Open Plan Kitchen - Living Area, Large Double Bedroom & A Modern Luxury Bathroom
- The Property Benefits From Allocated Parking
- Boasting A Private Courtyard Garden Which Is Accessed Via Bi-Fold Doors Which Lead Back To The Kitchen
- Set In A Private Gated Development





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

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, washer/dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobe and unit in bedroom and underfloor heating.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – FTTP (fibre to the premises). Service charge – £1,700 pa. Ground rent – £50 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.

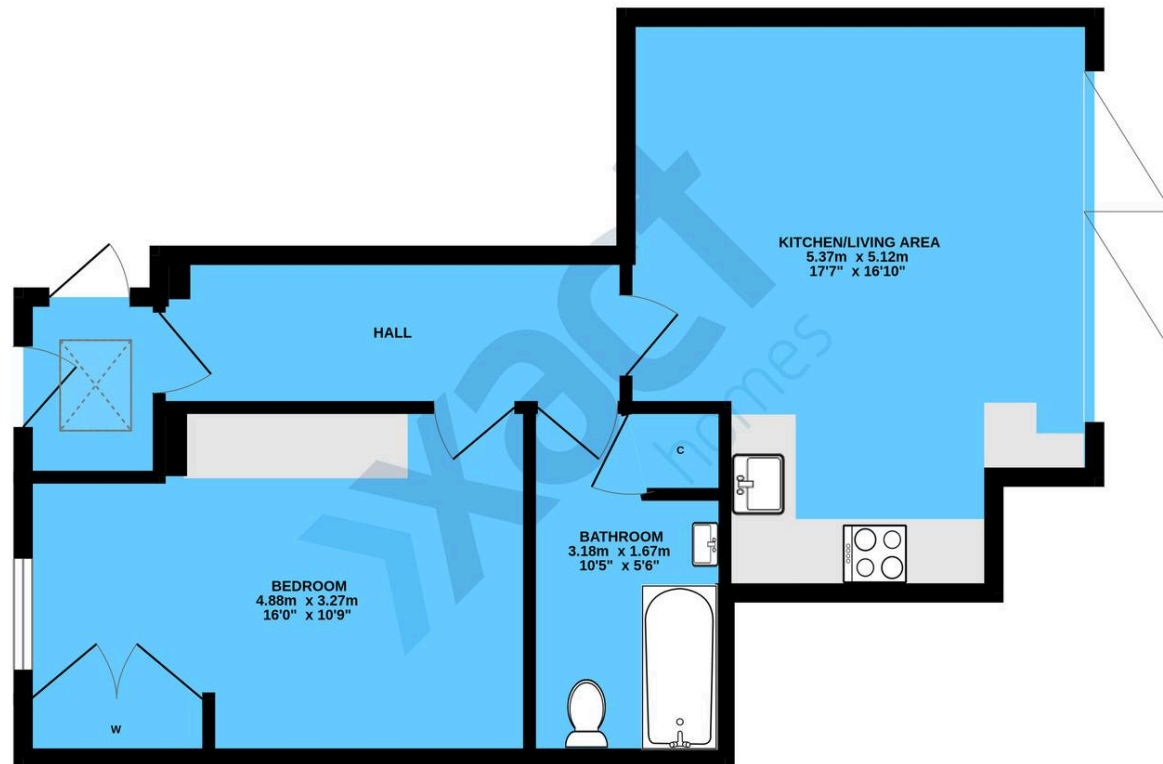
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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: 64.0 sq.m. (689 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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