



St. Johns Close, Knowle

Guide Price £225,000





PROPERTY OVERVIEW

Situated in the picturesque heart of Knowle Village, this charming two-bedroom ground floor maisonette overlooks the tranquil green at St Johns Close, offering a peaceful retreat whilst being conveniently located within walking distance to all the amenities the village has to offer.

Upon entering the property, you are greeted by a hallway leading to the two well-appointed bedrooms. The larger of the two bedrooms boasts a free-standing wardrobe and chest of drawers, providing ample storage space, while both bedrooms are serviced by a shower room.

At the rear of the property, you will find the inviting open plan living area and kitchen, designed for contemporary living. The fully integrated appliances in the kitchen ensure convenience, while a door opens onto the private garden, seamlessly blending indoor and outdoor living spaces.

This property presents an excellent opportunity for buyers, as it is offered to the market with the added benefit of no upward chain, making the purchasing process smoother and hassle-free. Whether you are a first-time buyer looking to step onto the property ladder, an investor seeking a lucrative opportunity, or a downsizer in search of a manageable and comfortable home, this maisonette caters to a variety of lifestyle needs.





With its central location in Knowle Village, residents can enjoy the convenience of being within walking distance to local shops, cafes, restaurants, and other amenities, making daily errands and social activities easily accessible.

In summary, this lovely two-bedroom maisonette presents a unique and appealing opportunity for those seeking a comfortable and well-located home in Knowle Village. Don't miss the chance to make this property your own and enjoy all that this vibrant village 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: C

Tenure: Leasehold





- Two Bedroom Ground Floor Maisonette Located In The Heart Of Knowle Village
- Overlooking The Green At St Johns Close & Ideally Located Within Walking Distance To Knowle Village
- The Property Is Comprised Of Two Bedrooms, The Larger Of Which Benefits From A Free-Standing Wardrobe & Chest Of Drawers And Both Of Which Are Serviced By The Shower Room
- To The Rear Of The Property Is An Open Plan Living / Kitchen With Fully Integrated Appliances & A Door Opening Onto The Private Garden
- Offered To The Market With The Added Benefit Of No Upward Chain
- Situated In The Centre Of Knowle Village & Walking Distance To All Local Amenities
- Ideal For A First Time Buyer, Investor Or Downsizer



ENTRANCE HALLWAY

LIVING AREA

13' 5" x 9' 10" (4.10m x 3.00m)

KITCHEN

10' 10" x 6' 9" (3.30m x 2.05m)

PRINCIPAL BEDROOM

14' 9" x 9' 10" (4.50m x 3.00m)

BEDROOM TWO

11' 6" x 7' 1" (3.50m x 2.15m)

SHOWER ROOM

6' 3" x 5' 11" (1.90m x 1.80m)

TOTAL SQUARE FOOTAGE

51.3 sq.m (552 sq.ft) approx.

OUTSIDE THE PROPERTY

OFF STREET PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, washing machine, all carpets, all curtains, all blinds, all light fittings, free-standing double wardrobe, chest of drawers and garden shed.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.

Service charge – TBC. Ground rent – £150 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.

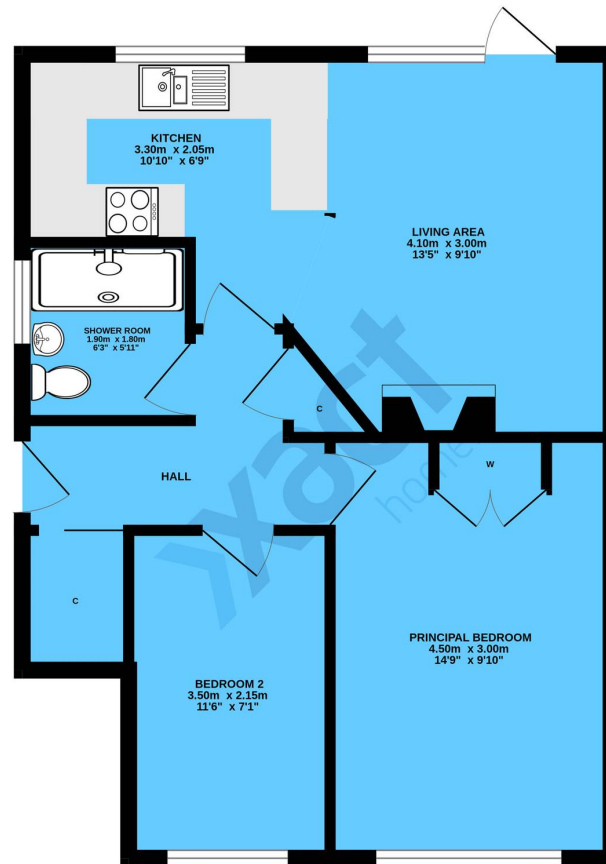
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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 : 51.3 sq.m. (552 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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