



Lodge Road, Knowle

Guide Price £350,000







## PROPERTY OVERVIEW

**\*\*Stunning Two Bedroom Ground Floor Apartment in Desirable Gated Development\*\***

We are delighted to present this immaculately presented two-bedroom ground floor apartment situated within a gated development, offering security and tranquility. Positioned within walking distance of the charming Knowle Village, this property offers a convenient and sought-after location.

Upon arrival, you will be greeted by a gated entrance leading to the allocated parking space, providing peace of mind and convenience. The property boasts a well thought-out layout with all accommodation located off the entrance hallway.

The heart of the home is the spacious lounge diner, providing ample space for relaxation and dining with family and friends. The fully fitted kitchen is sleek and modern, featuring integrated appliances and ample storage space, perfect for whipping up culinary delights.

The apartment further comprises two generously sized double bedrooms, each offering a comfortable retreat for rest and relaxation. These bedrooms are serviced by the well-appointed family bathroom, complete with modern fixtures and fittings.





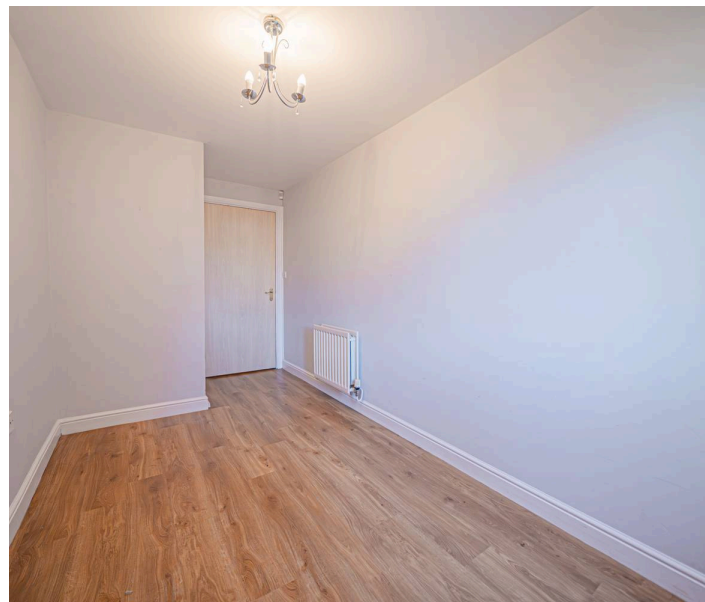


This property is ideal for both first-time buyers looking to step onto the property ladder and investors seeking a lucrative opportunity. Offered to the market with the added benefit of no upward chain, this apartment presents a hassle-free purchase process.

Situated in the heart of Knowle Village, residents can enjoy the convenience of being within walking distance to an array of amenities including shops, restaurants, and cafes. The charming surroundings make this property a highly desirable place to call home.

In summary, this two-bedroom apartment offers a blend of modern living, convenience, and security in a prime location. Don't miss the opportunity to make this property your own. Contact us today to arrange a viewing and experience the lifestyle that this apartment and its surroundings have to offer.

- Two Bedroom Ground Floor Apartment Set Within A Gated Development, Walking Distance From Knowle Village
- With Allocated Parking Set Behind A Gated Entrance
- All Accommodation Is Located Off The Entrance Hallway And The Property Boasts A Large Lounge Diner, Fully Fitted Kitchen & Two Double Bedrooms Which Are Served By The Well Appointed Family Bathroom
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Heart Of Knowle Village & Walking Distance To All Of Knowle's Amenities
- Ideal For A First Time Buyer Or Investor





## 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: Share of Freehold





**ENTRANCE HALLWAY**

**LOUNGE DINER**

18' 6" x 10' 2" (5.65m x 3.10m)

**KITCHEN**

8' 4" x 7' 10" (2.55m x 2.40m)

**PRINCIPAL BEDROOM**

14' 4" x 10' 3" (4.37m x 3.13m)

**BEDROOM TWO**

14' 4" x 4' 8" (4.37m x 1.42m)

**BATHROOM**

6' 5" x 5' 8" (1.95m x 1.73m)

**TOTAL SQUARE FOOTAGE**

57.6 sq.m (620 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**SECURE GATED ALLOCATED PARKING SPACE**



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer and washing machine.

**ADDITIONAL INFORMATION**

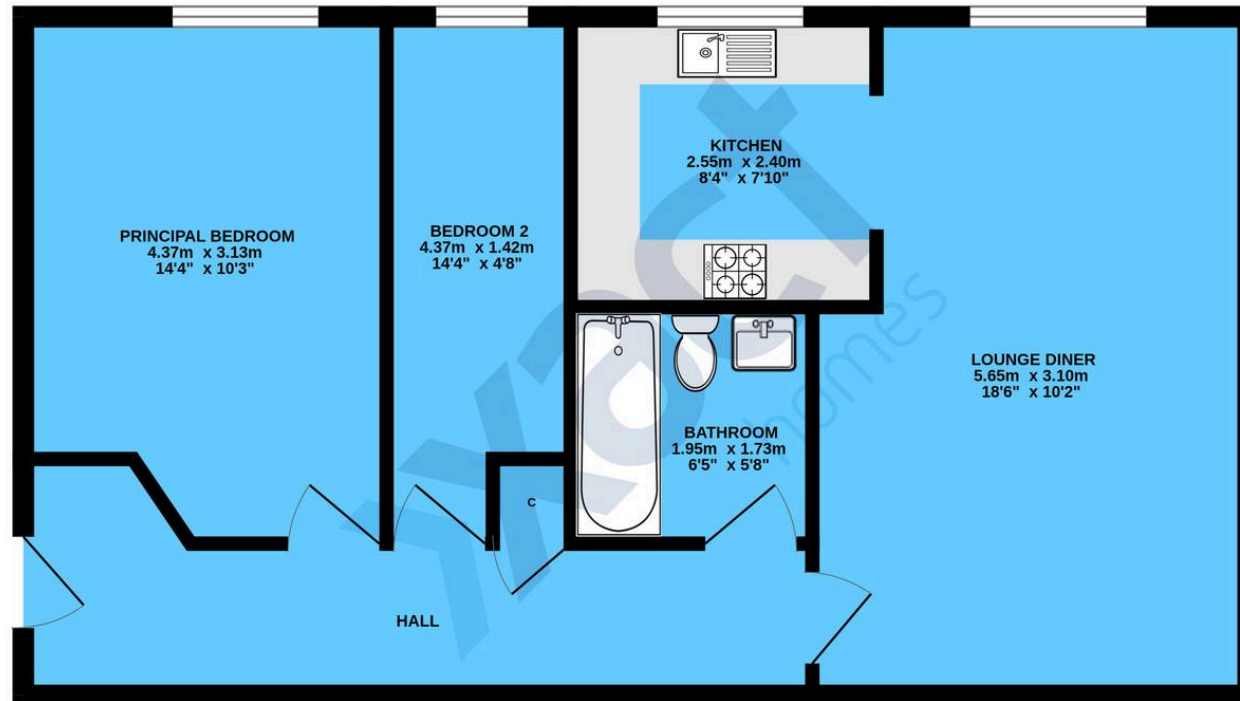
Services – direct mains water, sewers and electricity.  
Broadband – FTTP (fibre to the premises).

**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 : 57.6 sq.m. (620 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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