



Lodge Road, Knowle

Guide Price £260,000





PROPERTY OVERVIEW

Nestled within the heart of the charming Knowle Village, a delightful two-bedroom first floor maisonette (with an extended lease until 2196) awaits its new owners. With a prime location just a short stroll away from the vibrant High Street, this beautifully presented property offers a perfect blend of comfort and convenience for its discerning residents. As you step inside, you are greeted by an immaculate interior that exudes elegance and modern style. The living room is a welcoming space, perfect for relaxation or entertaining guests. The modern fitted kitchen boasts sleek finishes and appliances, creating a functional area for culinary enthusiasts to explore their talents. This maisonette, which also has no ground rent, features two well-proportioned double bedrooms, each offering a tranquil sanctuary for rest and relaxation. The luxury bathroom services both bedrooms and is also immaculately presented. For those seeking a low maintenance lifestyle, the property offers a south easterly rear garden that provides a serene outdoor space for enjoying the fresh air and sunshine. The garage and parking space add convenience for transportation and storage needs, ensuring a hassle-free living experience for the occupants.



With its impeccable interiors and convenient amenities, this maisonette is an ideal choice for individuals or couples looking for a modern and comfortable home. The property is meticulously maintained and ready for its new owners. To fully appreciate the true essence of this residence, an internal inspection is highly recommended. Contact us today to schedule a viewing and discover the endless possibilities that this stunning property in Knowle Village has to offer. Take the first step towards your dream home and make this beautifully presented maisonette your own.

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: D

Tenure: Leasehold





- Beautifully Presented Two Bedroom First Floor Maisonette
- Extended Lease Until 2196
- No Ground Rent
- Located Within The Heart of Knowle Village And Just A Short Walk To The High Street
- Immaculate Throughout Including Living Room, Modern Fitted Kitchen, Two Double Bedrooms And Luxury Bathroom
- Low Maintenance Rear Garden Located To The Rear
- Garage With Parking
- Internal Inspection Highly Recommended To Fully Appreciate

LIVING ROOM

16' 2" x 12' 10" (4.93m x 3.91m)

KITCHEN

9' 10" x 8' 11" (3.00m x 2.72m)

BEDROOM ONE

14' 1" x 10' 8" (4.29m x 3.25m)

BEDROOM TWO

11' 1" x 6' 8" (3.38m x 2.03m)

BATHROOM

7' 2" x 6' 1" (2.18m x 1.85m)

TOTAL SQUARE FOOTAGE

58.6 sq.m (631 sq.ft) approx.

OUTSIDE THE PROPERTY

OUTSIDE STORAGE CUPBOARD WITH NEW UPVC DOOR

REAR GARDEN

GARAGE

DRIVEWAY PARKING



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, washer/dryer, underfloor heating, all carpets and curtains, some blinds and decorative light fittings, electric fire and fitted wardrobes in one bedroom.

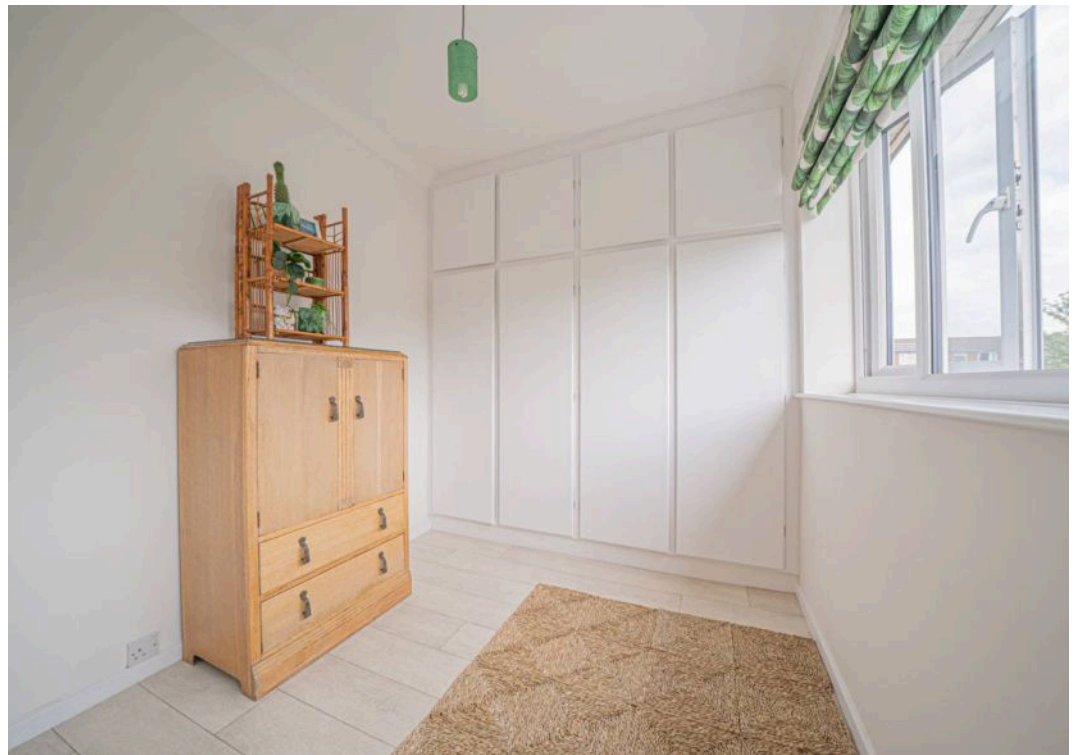
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Loft space - loft ladder and part boarded.

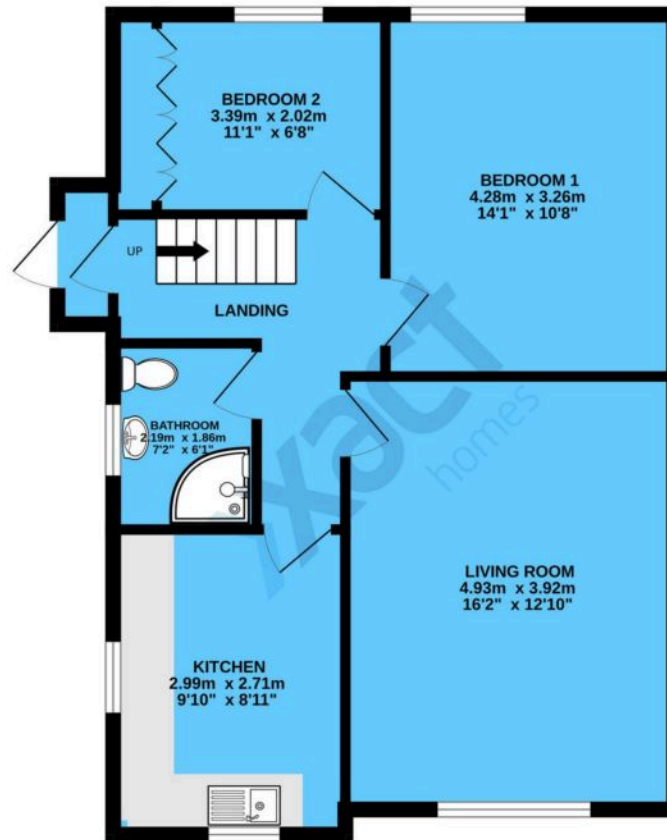
Service charge - nil. Ground rent - nil. Extended lease - to 2196.

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.



FIRST FLOOR



TOTAL FLOOR AREA: 58.6 sq.m. (631 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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