



# High Street. Knowle

Guide Price £250,000



## PROPERTY OVERVIEW

Introducing a sophisticated and inviting residence within the heart of Knowle Village, this one-bedroom ground floor apartment caters exclusively to the over 55s demographic. Situated in the esteemed Arden Grange development, this property offers a tranquil and secure living environment for those seeking a peaceful retreat in a prime location. Upon entering, residents and guests are welcomed into a tastefully designed living space that exudes comfort and practicality. The layout of the apartment is thoughtfully arranged, with all living accommodations conveniently accessible from the entrance hallway. The well-proportioned lounge/diner is a focal point, featuring with a door and window that floods the room with natural light, creating a seamless transition between indoor and outdoor living. The fully-fitted kitchen, complete with integrated appliances, provides a modern and functional space for culinary endeavours. Staying true to its appeal, the property boasts a generously-sized double bedroom with the added convenience of a walk-in wardrobe, offering ample storage solutions. The bedroom is complemented by a well-appointed bathroom, showcasing a walk-in shower for added accessibility and comfort.





For those seeking a hassle-free transition, this property is offered to the market with the advantage of no upward chain, allowing for a smooth and efficient purchase process. With a focus on convenience and lifestyle, residents will find themselves within walking distance to all the amenities Knowle has to offer, from boutique shops and cafes to essential services and recreational facilities. In conclusion, this ground floor apartment provides a rare opportunity for discerning buyers to embrace a relaxed and community-oriented lifestyle in a prime location. With its desirable features, convenient setting, and exclusive age-specific amenities, this property presents a compelling option for those looking to downsize or enjoy a maintenance-free living experience tailored to their needs. Discover the ease and charm of over 55s living in this distinguished residence nestled in the heart of Knowle Village.

- One Bedroom Ground Floor Apartment For The Over 55s Located In The Centre Of Knowle Village
- Well Proportioned Lounge/Diner With A Door Leading Outside
- Fully Fitted Kitchen With Integrated Appliances
- The Property Benefits From One Double Bedroom With A Walk-In-Wardrobe, The Property Is Serviced By A Well Appointed Bathroom With A Walk In Shower
- Offered To The Market With The Benefit Of No Upward Chain
- Situated In The Prestigious Arden Grange Development For The Over 55s
- Set In The Heart Of Knowle Village, Walking Distance To All Amenities Knowle 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: D

Tenure: Leasehold



#### **ENTRANCE HALLWAY**

#### **LOUNGE/DINER**

20' 1" x 8' 2" (6.12m x 2.49m)

#### **KITCHEN**

7' 10" x 6' 11" (2.39m x 2.11m)

#### **BEDROOM**

12' 10" x 9' 5" (3.91m x 2.87m)

#### **WALK IN WARDROBE**

#### **BATHROOM**

7' 4" x 6' 11" (2.24m x 2.11m)

#### **TOTAL SQUARE FOOTAGE**

47.7 sq.m (513 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**

#### **ALLOCATED PARKING**

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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, underfloor heating, all carpets, blinds and light fittings and fitted wardrobe in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - mains electricity and sewers. Service charge - £3,008.92 pa. Ground rent - £495 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.

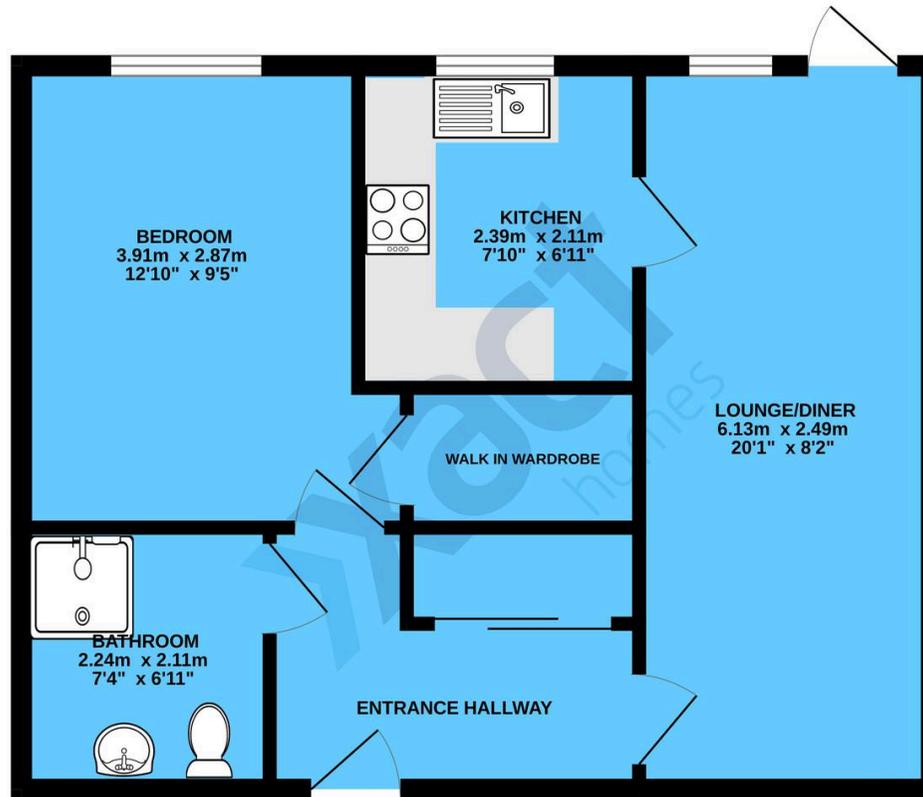
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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: 47.7 sq.m. (513 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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