

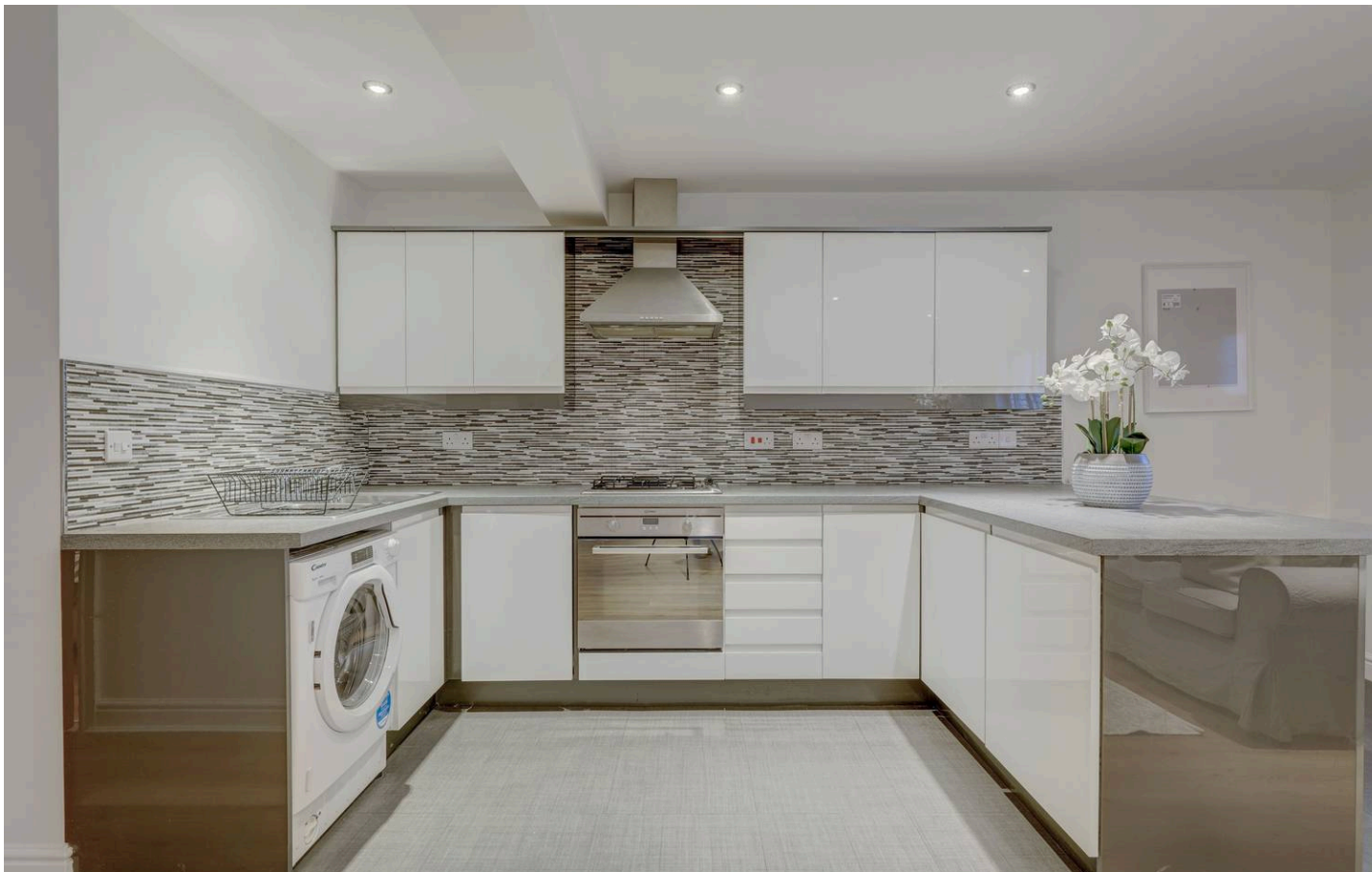


Station Road, Knowle

Guide Price £220,000







## PROPERTY OVERVIEW

Located within walking distance to Knowle High Street and the village centre, this beautifully presented one bedroom ground floor apartment is available to purchase with no onward chain.

The accommodation is presented in ready to move into condition and provides potential buyers with:- living room being open plan to the kitchen area, one double bedroom, modern shower room and an allocated parking space.

The property would also be a suitable investment property and could be rented out for approximately £950 PCM.

- Beautifully Presented Throughout
- Central Knowle Location
- Open Plan Living / Dining / Kitchen
- Modern Shower Room
- Potential Buy to Let Investment



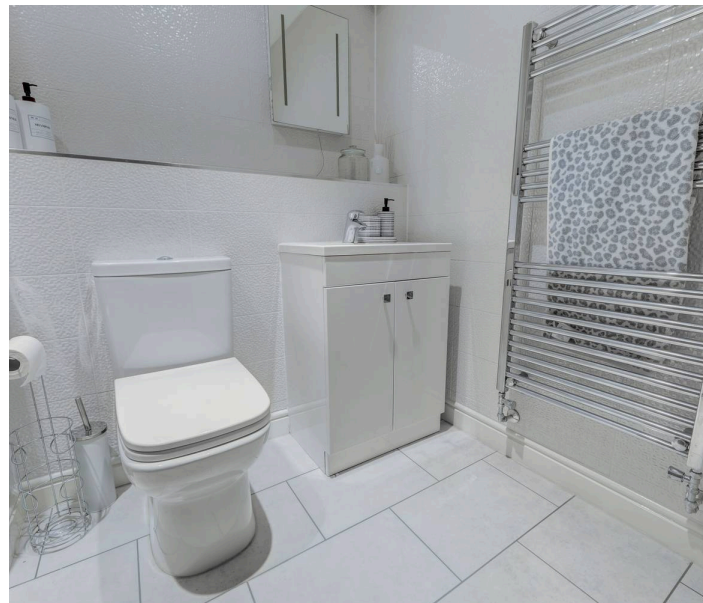


#### PROPERTY LOCATION

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: A

Tenure: Leasehold



#### LIVING/KITCHEN AREA

18' 11" x 15' 6" (5.76m x 4.73m)

#### BEDROOM

14' 10" x 9' 3" (4.51m x 2.82m)

#### BATHROOM

7' 10" x 5' 9" (2.38m x 1.76m)



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, integrated fridge, integrated freezer, integrated dishwasher, washer/dryer and all blinds.

**FURTHER ITEMS**

Other furniture can be purchased dependent on price

**ADDITIONAL INFORMATION**

Services - water on a meter, main gas, electricity and sewers. Broadband: Virgin BT - Fibre Optic. Service Charge - £125 pa. Ground Rent - £125 pa.

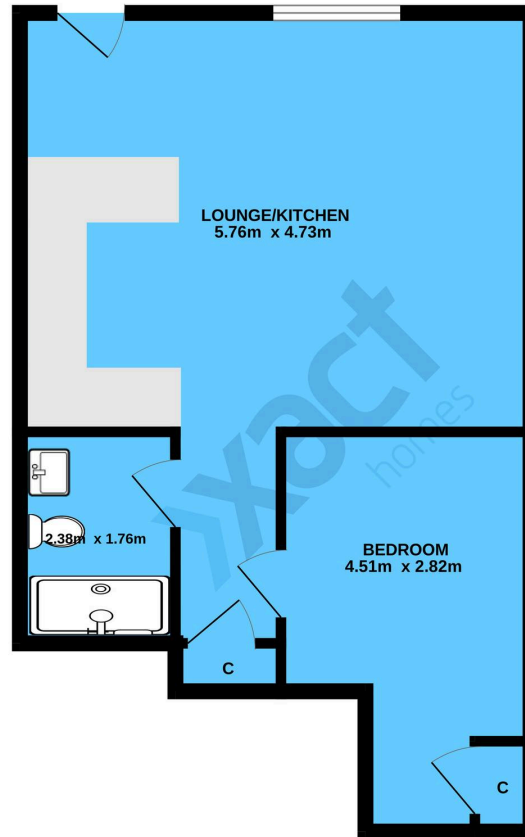
**INFORMATION FOR POTENTIAL BUYERS**

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



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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