



Warwick Road, Knowle

Guide Price £650,000





## PROPERTY OVERVIEW

Nestled in a prime location overlooking the prestigious Copt Heath Golf Course, this stunning second-floor apartment offers a unique opportunity to own a piece of luxury living. Being a hidden gem, this immaculate two bedroom apartment epitomises elegance and tranquillity while boasting a share of the freehold, a separate garage, and access to communal gardens and grounds for a truly exclusive lifestyle. Upon entry, one is greeted by a spacious and inviting hallway offering a glimpse of the meticulous attention to detail that is maintained throughout the property. The layout is thoughtfully designed to maximise comfort and functionality. The apartment boasts two generously sized double bedrooms, each offering a sanctuary for relaxation and rest. The principal bedroom stands out with its large, luxurious ensuite bathroom and extensive fitted wardrobes, providing a private retreat for the discerning homeowner. The attention to detail in the design elements is evident, ensuring that every aspect of the interior space contributes to a sense of harmony and refinement.





Moving through the residence, the living room exudes warmth and character, providing an ideal space for entertaining guests or relaxing in the comfort of your own home. The adjacent dining area seamlessly flows into the breakfast kitchen, creating a cohesive living space that is as practical as it is aesthetically pleasing. For those seeking a quiet respite, the sunroom conveniently located off the kitchen, offers a serene space to unwind while taking in the picturesque views of the golf course. The fantastic location of the property ensures easy access to Knowle Village and Solihull, making it an ideal residence for those who value convenience without compromising on privacy and tranquillity. The private south-facing aspect of the apartment floods the living spaces with natural light, creating a bright and inviting atmosphere that is sure to uplift the spirits of its occupants. For those who appreciate convenience, the property benefits from ample parking options, along with the added bonus of a garage located to the front of the building. With practicality and functionality in mind, every aspect of the property has been carefully considered to meet the needs and desires of its future owners.



In summary, this exceptional apartment offers a rare opportunity to own a premium residence in a coveted location. From the meticulously maintained interiors to the breathtaking views of the surrounding landscape, every detail speaks to a commitment to quality and excellence. Do not miss the chance to make this exquisite apartment your new home and experience the epitome of luxury living firsthand.

#### 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: G

Tenure: Share of Freehold



- Stunning Second Floor Apartment Overlooking Copt Heath Golf Course
- Share Of The Freehold With Separate Garage And Communal Gardens And Grounds
- Absolutely Immaculate Throughout And Includes Two Double Bedrooms, Principal Bedroom With Large Luxury Ensuite
- Large Hallway With Cloakroom And Providing Access Into Living Room, Dining Area and Breakfast Kitchen Plus Sun Room Overlooking Golf Course
- Fantastic Location With Easy Access Into Knowle Village And Solihull With A Private South Facing Aspect
- Benefitting From Ample Parking Plus Garage Located To The Front

**HALLWAY**

17' 6" x 14' 6" (5.33m x 4.42m)

**LIVING ROOM**

20' 11" x 15' 0" (6.38m x 4.57m)

**SUN ROOM**

10' 5" x 8' 0" (3.18m x 2.44m)

**BREAKFAST KITCHEN**

14' 1" x 8' 11" (4.29m x 2.72m)

**DINING AREA**

14' 2" x 8' 9" (4.32m x 2.67m)

**PRINCIPAL BEDROOM**

15' 10" x 12' 0" (4.83m x 3.66m)

**ENSUITE**

11' 2" x 6' 9" (3.40m x 2.06m)

**BEDROOM TWO**

14' 9" x 11' 1" (4.50m x 3.38m)

**BATHROOM**

9' 3" x 7' 9" (2.82m x 2.36m)

**TOTAL SQUARE FOOTAGE**

146.0 sq.m (1572 sq.ft) approx.

**OUTSIDE THE PROPERTY****COMMUNAL GARDENS****GARAGE****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob (three panels (outer two have two rings each and the middle ring is a lava stone grill)), integrated warming drawer, integrated automatic coffee machine, extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, some curtains, blinds and light fittings, underfloor heating, fitted wardrobes in two bedrooms, power supply within the garage, fridge and freezer (in garage).

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Loft space - part boarded. Service charge - £3,600 pa. Ground rent - nil.



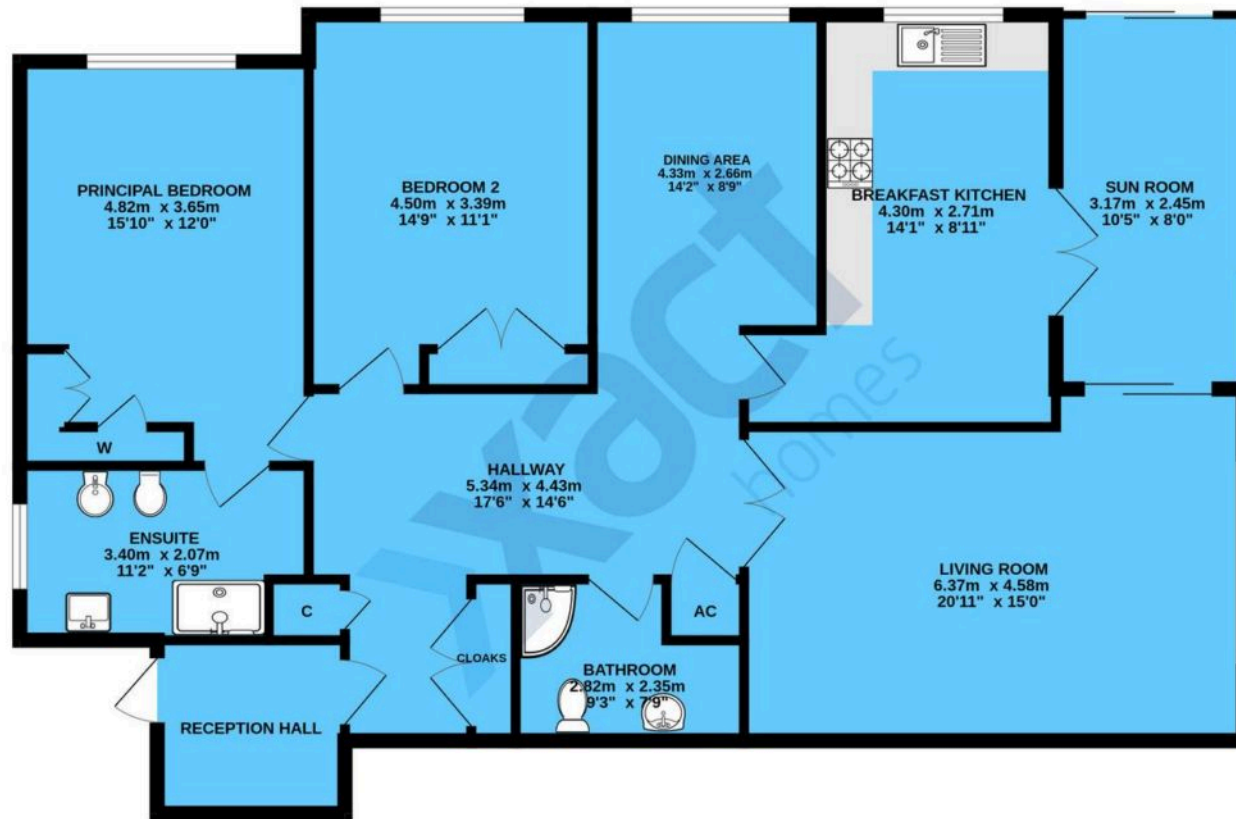
#### **INFORMATION FOR POTENTIAL BUYERS**

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.



## SECOND FLOOR



TOTAL FLOOR AREA: 146.0 sq.m. (1572 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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