



Warwick Road, Knowle

Guide Price £410,000







## PROPERTY OVERVIEW

Nestled within the esteemed Copt Heath Manor and within strolling distance of Knowle Village lies this exquisite property exuding sophistication and comfort. Boasting underground secure allocated parking, this residence ensures both convenience and peace of mind for its residents.

Upon entering the property, all accommodation is accessed through the welcoming entrance hallway, setting the tone for the elegance that awaits inside. The heart of the home unveils a modern open plan kitchen, dining, and living area, seamlessly flowing onto a private balcony, perfect for indulging in al-fresco dining or simply basking in the fresh air.

Impeccably designed, this abode features two generously sized double bedrooms, thoughtfully accompanied by two meticulously appointed bathrooms, one of which tastefully serves as an en-suite to the principal bedroom, offering a sanctuary for relaxation and retreat.

The allure of this property is further enhanced by the presence of a private balcony, inviting residents to unwind in their own outdoor haven. Additionally, the communal gardens provide a serene escape for those seeking solace amidst nature's splendour.

Conveniently situated within walking distance to Knowle Village, residents revel in easy access to the array of amenities and attractions that define the charm of Knowle.







In summary, this property represents a harmonious blend of luxury and practicality, promising a lifestyle of comfort and refinement for its discerning occupants.

#### 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





- Set Within The Prestigious Copt Heath Manor, Walking Distance To Knowle Village
- With Underground Secure Allocated Parking
- All Accommodation Is Accessed Via The Entrance Hallway
- The Property Boasts A Modern Open Plan Kitchen, Dining, And Living Area With Access Onto The Balcony
- Two Well Proportioned Double Bedrooms Which Are Serviced By Two Well Appointed Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- With The Benefit Of A Private Balcony & Communal Gardens
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer





#### **ENTRANCE HALLWAY**

#### **KITCHEN / DINING / LIVING AREA**

30' 5" x 13' 1" (9.26m x 3.98m)

#### **PRINCIPAL BEDROOM**

17' 8" x 9' 9" (5.39m x 2.96m)

#### **ENSUITE**

6' 8" x 6' 5" (2.03m x 1.95m)

#### **BEDROOM TWO**

11' 5" x 9' 5" (3.48m x 2.86m)

#### **BATHROOM**

7' 3" x 6' 2" (2.21m x 1.88m)

#### **TOTAL SQUARE FOOTAGE**

90.7 sq.m (976 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **TWO ALLOCATED PARKING SPACES**

With access to allocated store cupboard.

#### **BALCONY**

19' 1" x 6' 0" (5.82m x 1.84m)



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

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, dishwasher, washer/dryer, all carpets, all blinds, all light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers & electricity. Service charge – £3,700.92 pa. Ground rent – £681.41 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.

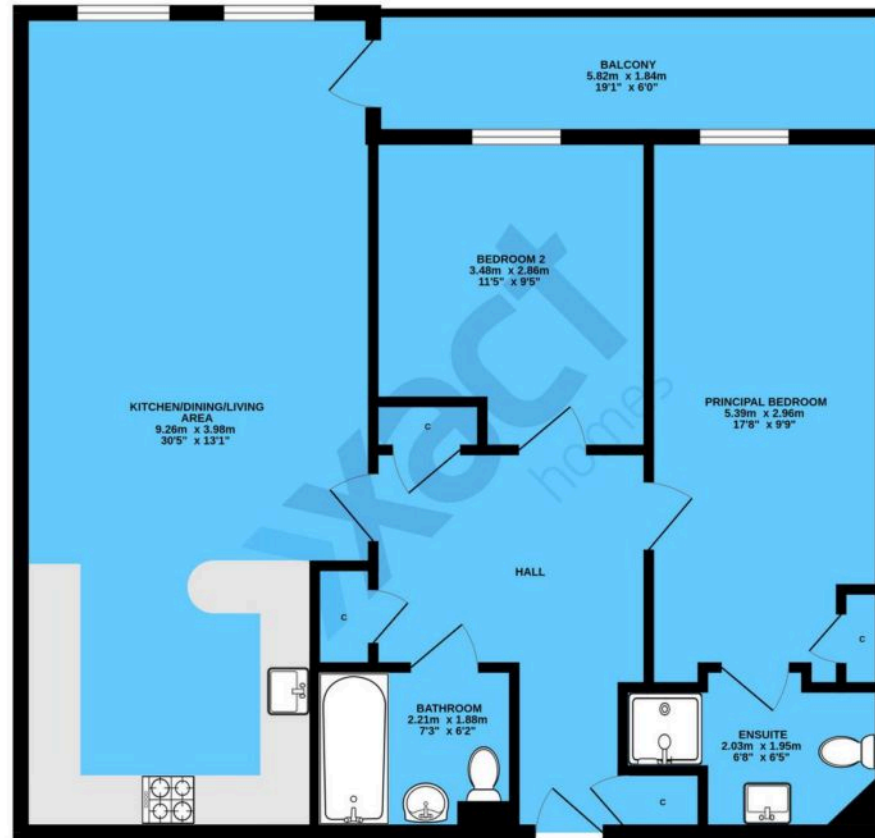
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







## GROUND FLOOR



TOTAL FLOOR AREA: 90.7 sq.m. (976 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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