



Mockley Wood Road, Knowle

Guide Price £225,000





PROPERTY OVERVIEW

This charming ground floor maisonette offers two well-proportioned bedrooms and is conveniently situated within walking distance to Knowle High Street. Nestled behind a quaint front lawn with parking, this property provides a peaceful retreat in a prime location. Enter through the welcoming hallway to discover the delightful living spaces this home has to offer.

The accommodation is thoughtfully arranged off the entrance hallway for easy living. To the front lies a cosy lounge featuring a striking feature fireplace, while to the rear, a fully fitted kitchen overlooks the garden, creating a seamless transition between indoor and outdoor living. Both bedrooms are generously sized and serviced by a well-appointed shower room.

Venture to the rear to find a private garden, perfect for relaxing or entertaining guests. Here, you can enjoy the serenity of a well-established outdoor space, providing a tranquil escape from the hustle and bustle of every-day life.

In addition to its appealing features, the property boasts a prime location within walking distance to Knowle High Street, renowned for its array of amenities and community atmosphere. Immerse yourself in the vibrant local scene, with shops, cafes, and other conveniences right at your doorstep.





This property presents a rare opportunity to acquire a spacious maisonette in a sought-after locale with the benefit of no upward chain. Whether you are seeking a comfortable home or a savvy investment, this residence promises both practicality and charm. Don't miss the chance to make this delightful maisonette your own - schedule a viewing today.

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: C

Tenure: Leasehold





- Two Bedroom Ground Floor Maisonette Located Walking Distance To Knowle High Street
- Located Behind A Front Lawn With Parking
- All Accommodation Is Located Off The Entrance Hallway & Is Comprised Of A Lounge To The Front With A Feature Fireplace & A Fully Fitted Kitchen To The Rear Overlooking The Garden
- The Property Has Two Well Proportioned Bedrooms, Both Of Which Are Serviced By A Well Appointed Shower Room
- To The Rear Of The Property Is A Well Established Private Rear Garden
- Located Walking Distance To Knowle High Street & All Of The Amenities Knowle Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain



ENTRANCE PORCH

ENTRANCE HALLWAY

KITCHEN

10' 8" x 6' 6" (3.26m x 1.99m)

LOUNGE

14' 3" x 11' 0" (4.35m x 3.35m)

PRINCIPAL BEDROOM

13' 5" x 10' 0" (4.10m x 3.04m)

BEDROOM TWO

10' 11" x 6' 4" (3.32m x 1.92m)

SHOWER ROOM

6' 4" x 5' 3" (1.94m x 1.61m)

TOTAL SQUARE FOOTAGE

55.0 sq.m (592 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

PRIVATE GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, washer/dryer, gas fire in lounge, all carpets, all curtains, all blinds and all light fittings.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTC (fibre to the cabinet). Service charge - £0.00 pa. Ground rent - peppercorn.

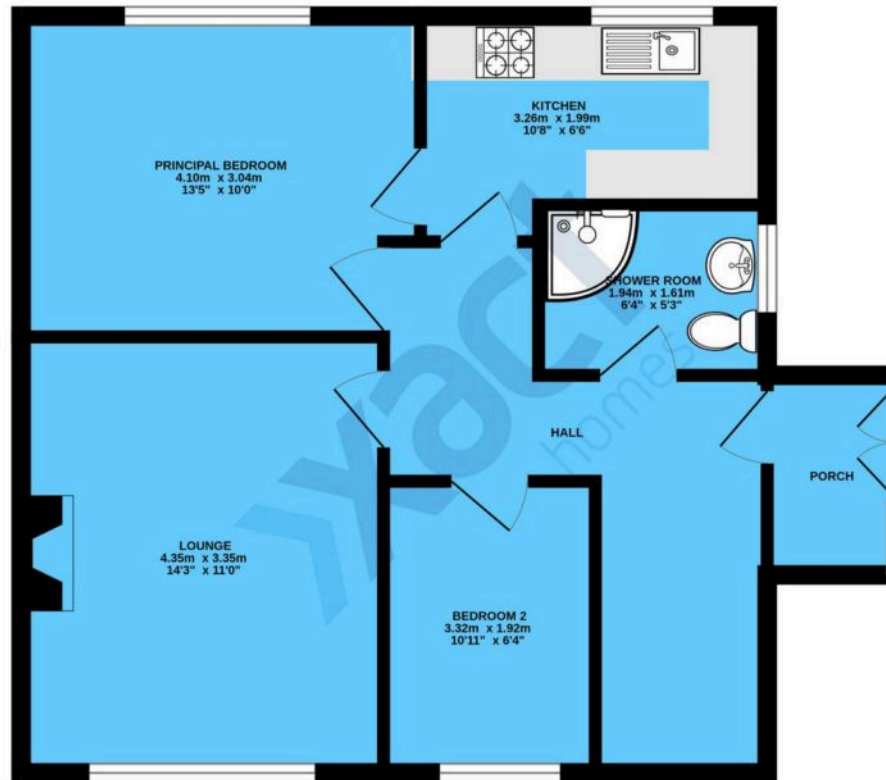
INFORMATION FOR POTENTIAL BUYERS

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: 55.0 sq.m. (592 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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