



Mockley Wood Road, Knowle

Guide Price £225,000







## PROPERTY OVERVIEW

Nestled within a sought-after area, this ground floor maisonette delivers comfortable living spaces just a stroll away from Knowle High Street. Positioned behind a charming front lawn that hosts convenient parking, this residence welcomes you with an entrance hallway leading to a spacious lounge boasting a feature fireplace and a fully equipped kitchen that overlooks the serene garden. With all accommodation stemming off the entrance hallway, two generously sized bedrooms enjoy access to a well-appointed bathroom. Step outside to the back of the property and discover a tranquil private rear garden perfect for unwinding after a long day. Embrace a lifestyle of convenience with Knowle High Street's array of amenities within walking distance, offering a desirable blend of seclusion and connectivity. This property is a rare gem in the market, presented with the added allure of no upward chain.







#### 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 Within Walking Distance To Knowle High Street
- Located Behind A Front Lawn With Parking
- Lounge With A Feature Fireplace To The Front & A Fully Fitted Kitchen To The Rear
- Two Well Proportioned Bedrooms & Bathroom
- To The Rear 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 HALLWAY**

#### **LOUNGE**

15' 0" x 11' 0" (4.57m x 3.35m)

#### **KITCHEN**

10' 7" x 7' 6" (3.23m x 2.29m)

#### **BEDROOM ONE**

13' 3" x 10' 0" (4.04m x 3.05m)

#### **BEDROOM TWO**

11' 11" x 6' 3" (3.63m x 1.91m)

#### **BATHROOM**

6' 1" x 5' 1" (1.85m x 1.55m)

#### **TOTAL SQUARE FOOTAGE**

57.0 sq.m (614 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **WELL ESTABLISHED PRIVATE REAR GARDEN**

#### **GARAGE EN BLOC**

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

Sold as seen.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers. Service charge - TBC. Ground rent - £20 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.

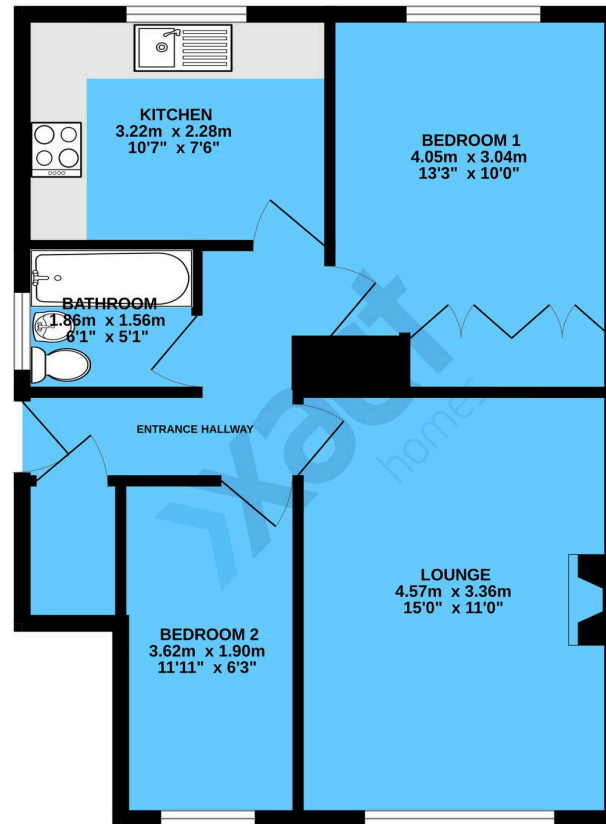
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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 : 57.0 sq.m. (614 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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