



St. Johns Way, Knowle

Guide Price £225,000





PROPERTY OVERVIEW

Introducing this remarkable two double bedroom apartment nestled in the heart of Knowle Village. Located right in the centre of the vibrant community, this property offers unparalleled convenience within walking distance to all the amenities Knowle has to offer.

Upon entering, the living accommodation welcomes you through the entrance hallway, leading to two generous bedrooms at the front of the apartment. These bedrooms are tastefully serviced by a newly fitted shower room, providing both comfort and practicality.

At the rear of the property, a spacious lounge awaits, featuring a charming feature fireplace that adds warmth and character to the space. Adjacent to the lounge is a well-proportioned kitchen boasting ample storage for all your culinary essentials, ensuring both functionality and style in one harmonious setting.

This apartment also boasts a private outdoor terrace, offering a secluded retreat where you can unwind and enjoy the fresh air from the comfort of your own home. Whether it's a quiet morning coffee or an evening under the stars, this outdoor space provides a perfect sanctuary.





Adding to its allure, this property comes with the added benefit of a long lease, providing peace of mind and security for the future. Whether you're looking for a cosy haven in a bustling village setting or a convenient base to explore the surroundings, this apartment ticks all the boxes for modern living.

With its prime location, ample living space, and thoughtful design elements, this two double bedroom apartment is a rare find that combines comfort, convenience, and style seamlessly. Don't miss the opportunity to make this your new home sweet home in the heart of Knowle Village.

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: B

Tenure: Leasehold





- Two Double Bedroom Apartment Located In The Heart Of Knowle Village
- The Living Accommodation Is Accessed Via The Entrance Hallway & Includes Two Large Bedrooms To The Front Which Are Serviced By A Newly Fitted Shower Room
- To The Rear Of The Property Is A Large Lounge With Feature Fireplace & A Well Proportioned Kitchen With Ample Storage
- Located Within Walking Distance To All Of The Amenities Knowle Has To Offer
- Boasting A Private Outdoor Terrace
- With The Added Benefit Of A Long Lease



ENTRANCE HALLWAY

LOUNGE

17' 3" x 15' 11" (5.25m x 4.85m)

KITCHEN

12' 2" x 8' 11" (3.72m x 2.73m)

PRINCIPAL BEDROOM

12' 3" x 11' 9" (3.73m x 3.58m)

BEDROOM TWO

10' 11" x 9' 0" (3.34m x 2.74m)

SHOWER ROOM

9' 0" x 7' 10" (2.74m x 2.40m)

TOTAL SQUARE FOOTAGE

68.1 sq.m (733 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE OUTDOOR TERRACE



ITEMS INCLUDED IN THE SALE

All carpets and some curtains.

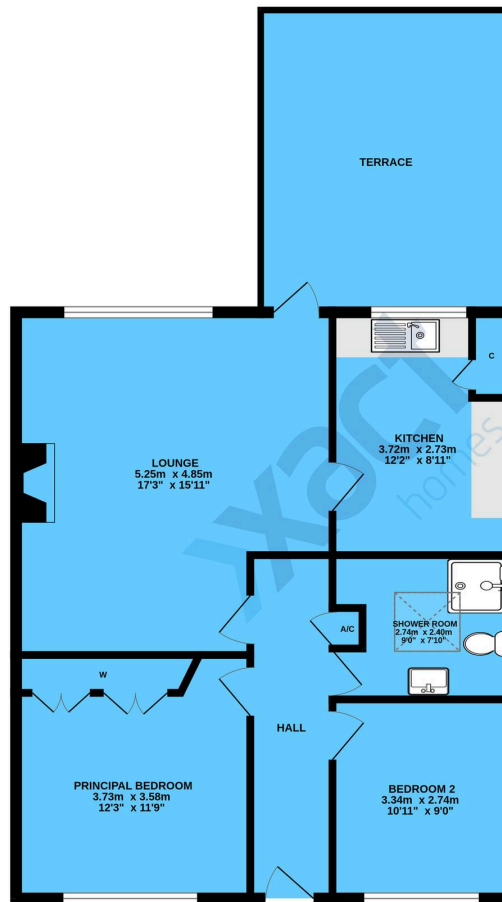
ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.
Broadband – ADSL copper wire. Service charge –
£1,373.56. Ground rent – TBC.

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.

APARTMENT



TOTAL FLOOR AREA: 68.1 sq.m. (733 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.
Made with Metropix 12/2015

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

