



## Downing Close, Knowle

Guide Price £175,000







## PROPERTY OVERVIEW

Welcome to this two bedroom ground floor apartment for the over 58s, ideally located equidistant between the charming villages of Knowle and Dorridge.

Accessible through the entrance hallway, this residence boasts a well-proportioned lounge, a fully fitted kitchen, and two bedrooms, including a versatile bedroom two / dining room. Fitted wardrobes offer ample storage, while a walk-in shower room serves both bedrooms.

The property also includes communal off-street parking, a substantial benefit for residents. With the added advantage of a long lease, this apartment is an excellent investment opportunity, offered to the market with no upward chain.

Residents have the luxury of privately enjoying the fresh air and serene ambience, creating a perfect complement to the comfortable living space of the apartment.

Whether basking in the sunshine or enjoying a leisurely stroll through the gardens, the outside space of this property adds yet another layer of appeal to this desirable residence.







## 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







- Two Bedroom Ground Floor Apartment For The Over 58s
- Set Equidistant Between Knowle & Dorridge Villages
- The Property Is Accessed Via The Entrance Hallway And Includes A Well Proportioned Lounge & A Fully Fitted Kitchen
- Bedroom Two Is Versatile And Could Alternatively Function As A Dining Room
- The Property Affords Fitted Wardrobes & The Bedrooms Are Serviced By A Walk-In Shower Room
- With The Added Benefit Of Communal Off-Street Parking
- Benefitting From A Long Lease
- Offered To The Market With No Upward Chain





#### **ENTRANCE HALLWAY**

#### **LOUNGE**

12' 7" x 11' 10" (3.83m x 3.60m)

#### **KITCHEN**

8' 10" x 7' 10" (2.70m x 2.39m)

#### **PRINCIPAL BEDROOM**

14' 2" x 8' 9" (4.33m x 2.67m)

#### **BEDROOM TWO / DINING ROOM**

9' 3" x 8' 8" (2.83m x 2.63m)

#### **SHOWER ROOM**

7' 11" x 5' 10" (2.41m x 1.79m)

#### **TOTAL SQUARE FOOTAGE**

55.0 sq.m (595 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL OFF-STREET PARKING**

#### **COMMUNAL GARDENS**



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Service charge – £2,608.00 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.

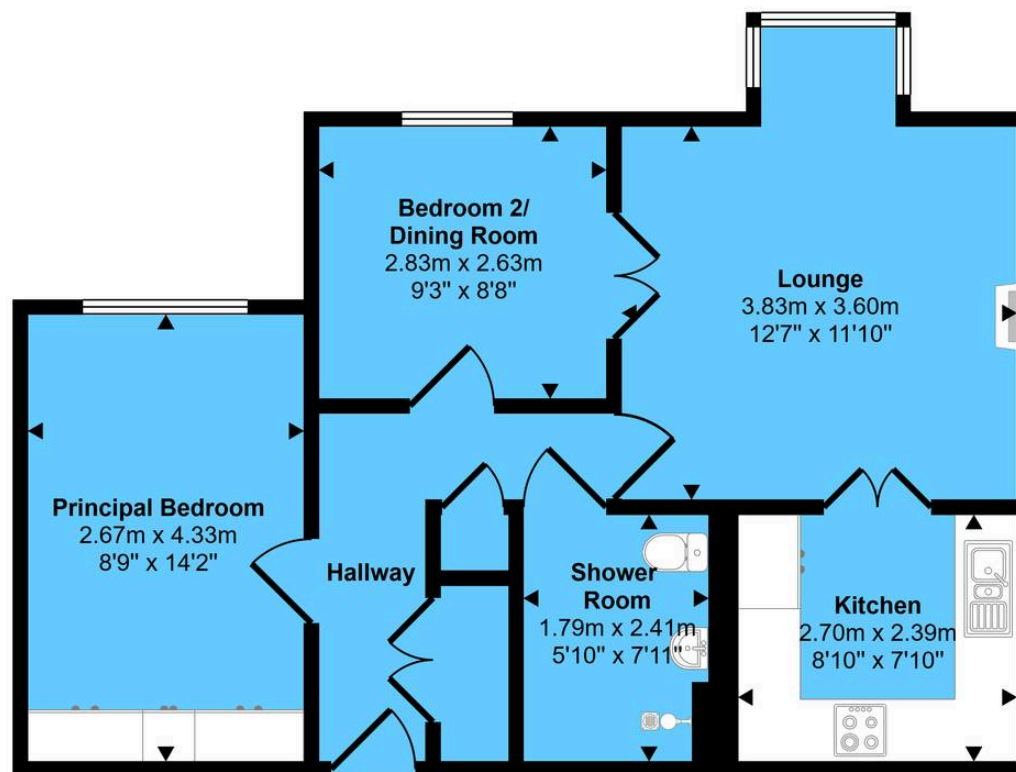
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area  
55 sq m / 595 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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