



Mockley Wood Road, Knowle

Guide Price £250,000



PROPERTY OVERVIEW

This well presented ground floor two bedroom maisonette is ideally situated in the sought after village of Knowle, offering convenient access to Knowle Village and its array of amenities including shops, cafes, and restaurants. The property is offered to the market with the advantage of no upward chain, making it an excellent opportunity for first time buyers, investors, or those looking to downsize. Internally, the accommodation comprises a welcoming lounge to the front, featuring a charming fireplace that creates a focal point and a cosy atmosphere. The fully fitted kitchen provides ample storage and workspace, designed to meet the needs of modern living. Both bedrooms are well proportioned, offering comfortable spaces for rest and relaxation, with flexibility for use as guest rooms, a home office, or additional storage as required. The property is located within the prestigious Arden Academy catchment area, making it particularly appealing for families seeking access to highly regarded local schooling. Additional benefits include double glazing, gas central heating, and a practical layout that maximises both space and light throughout. With its prime location, versatile accommodation, and the added benefit of being chain free, this maisonette represents a rare opportunity to secure a home in one of Knowle's most desirable settings (within easy reach of transport links and local attractions).



Early viewing is highly recommended to fully appreciate the quality and potential this property has to offer.

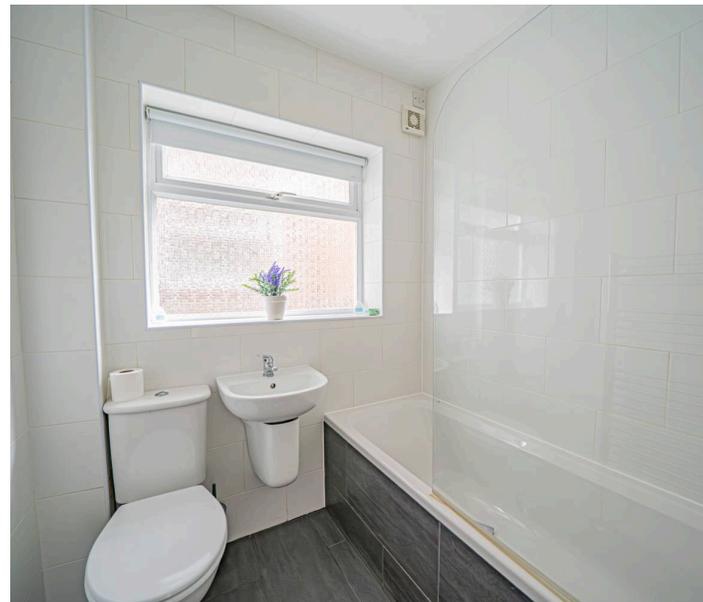
Please note a selection of the images have been virtually staged.

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





- Ground Floor Two Bedroom Maisonette Located In The Village Of Knowle
- Lounge To The Front With Feature Fireplace, A Fully Fitted Kitchen & Two Well Proportioned Bedrooms
- To The Rear Of The Property Is A South Facing Garden Which Is Mostly Laid With Lawn & Benefits From A Large Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Located Within Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Situated Within The Prestigious Arden Academy Catchment Area
- Ideal For A First Time Buyer, Investor Or Downsizer

PORCH

HALLWAY

LOUNGE

14' 4" x 11' 1" (4.36m x 3.37m)

KITCHEN

7' 11" x 10' 5" (2.42m x 3.17m)

BEDROOM ONE

13' 6" x 10' 0" (4.11m x 3.06m)

BEDROOM TWO

10' 11" x 6' 2" (3.33m x 1.87m)

TOTAL SQUARE FOOTAGE

55.0 sq.m (593 sq.ft) approx.

OUTSIDE THE PROPERTY

REAR GARDEN WITH LARGE PATIO

GARAGE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer and all carpets, blinds and light fittings.



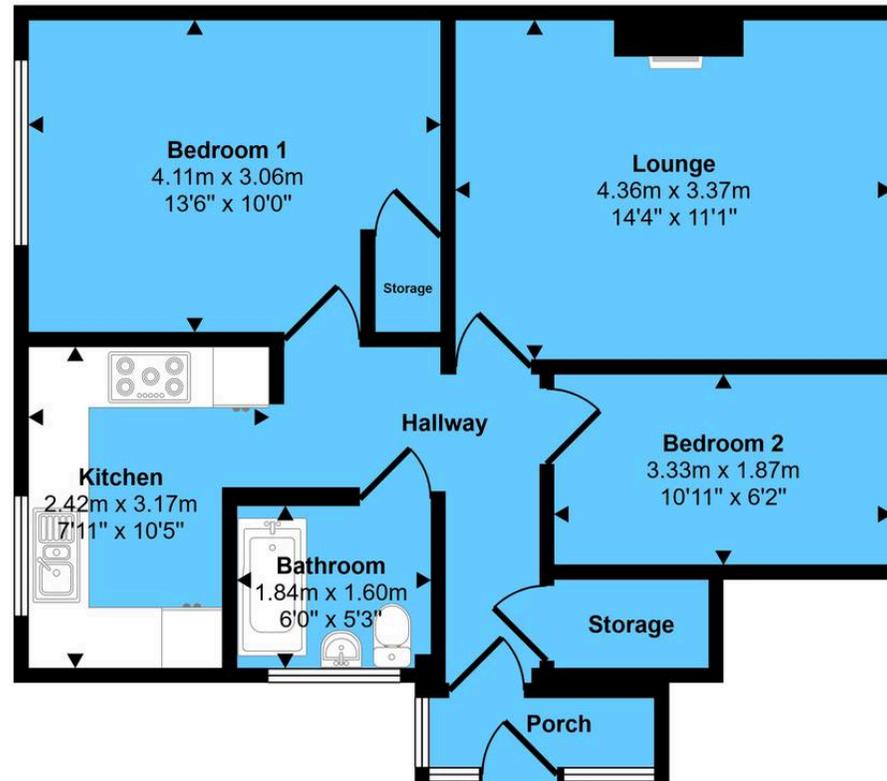
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Service charge - Nil. 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 / 593 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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