



Station Road, Knowle

Guide Price £440,000



PROPERTY OVERVIEW

Situated within the highly sought-after Pavilion development, this impressive three-bedroom ground floor apartment offers a rare combination of space, style and convenience. Accessed via a welcoming entrance hallway, the property features a newly fitted breakfast kitchen that provides a contemporary and practical space for every-day living. The generously sized lounge is a standout feature, boasting a striking fireplace and French doors that open onto the patio (ideal for relaxing or entertaining guests). All three bedrooms are comfortable doubles, with the principal and second bedrooms benefitting from fitted wardrobes for ample storage. The principal bedroom further enjoys the luxury of an en-suite bathroom, while a second, well-appointed bathroom serves the remaining bedrooms and guests. The third bedroom is currently arranged as a dining room, showcasing the versatility of this space (it could easily be used as a study, home office or additional guest room, depending on your needs). Additional features include allocated parking and a full-size single garage, offering excellent convenience and security for residents. The Pavilion benefits from established and private communal gardens, and the apartment is ideally positioned within walking distance of Knowle and Dorridge villages, with their wide selection of shops, cafes and amenities.





Offered to the market with the significant advantage of no upward chain, this property presents an exceptional opportunity for those seeking a premium, low-maintenance home in a prime location. Early viewing is highly recommended to appreciate the quality, flexibility and lifestyle this superb apartment has to offer.

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: F

Tenure: Leasehold





- Three Bedroom Ground Floor Apartment Located In A Prestigious Development, The Pavilion
- With Allocated Parking & A Full Size Single Garage
- Newly Fitted Breakfast Kitchen & Large Lounge With A Feature Fireplace & French Doors Onto The Patio
- Three Double Bedrooms Serviced By Two Well Appointed Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- Versatile Third Bedroom, Currently Being Utilised As A Dining Room But Could Also Be Used As A Study
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Both Knowle & Dorridge Villages & All Of The Amenities They Have To Offer
- Set Within Well Established & Private Communal Gardens
- Service Charge Covers Maintenance Of Gardens & Grounds

ENTRANCE HALLWAY

LOUNGE

20' 8" x 15' 5" (6.29m x 4.69m)

BREAKFAST KITCHEN

14' 5" x 14' 2" (4.39m x 4.32m)

PRINCIPAL BEDROOM

11' 9" x 12' 2" (3.57m x 3.72m)

ENSUITE

10' 8" x 5' 4" (3.24m x 1.63m)

BEDROOM TWO

12' 5" x 12' 1" (3.78m x 3.69m)

BEDROOM THREE

9' 8" x 15' 8" (2.94m x 4.77m)

BATHROOM

7' 6" x 5' 5" (2.28m x 1.65m)



OUTSIDE THE PROPERTY

SINGLE GARAGE

9' 0" x 17' 5" (2.75m x 5.30m)

TOTAL SQUARE FOOTAGE

136.0 sq.m (1460 sq.ft) approx.

PATIO AREA

PRIVATE COMMUNAL GARDENS

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

AEG integrated oven, AEG integrated hob, AED extractor, Panasonic microwave, Bosch fridge/freezer, Electrolux dishwasher, Bosch washing machine, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises).
Service charge - £3,022.44 pa. Ground rent - £150 pa.

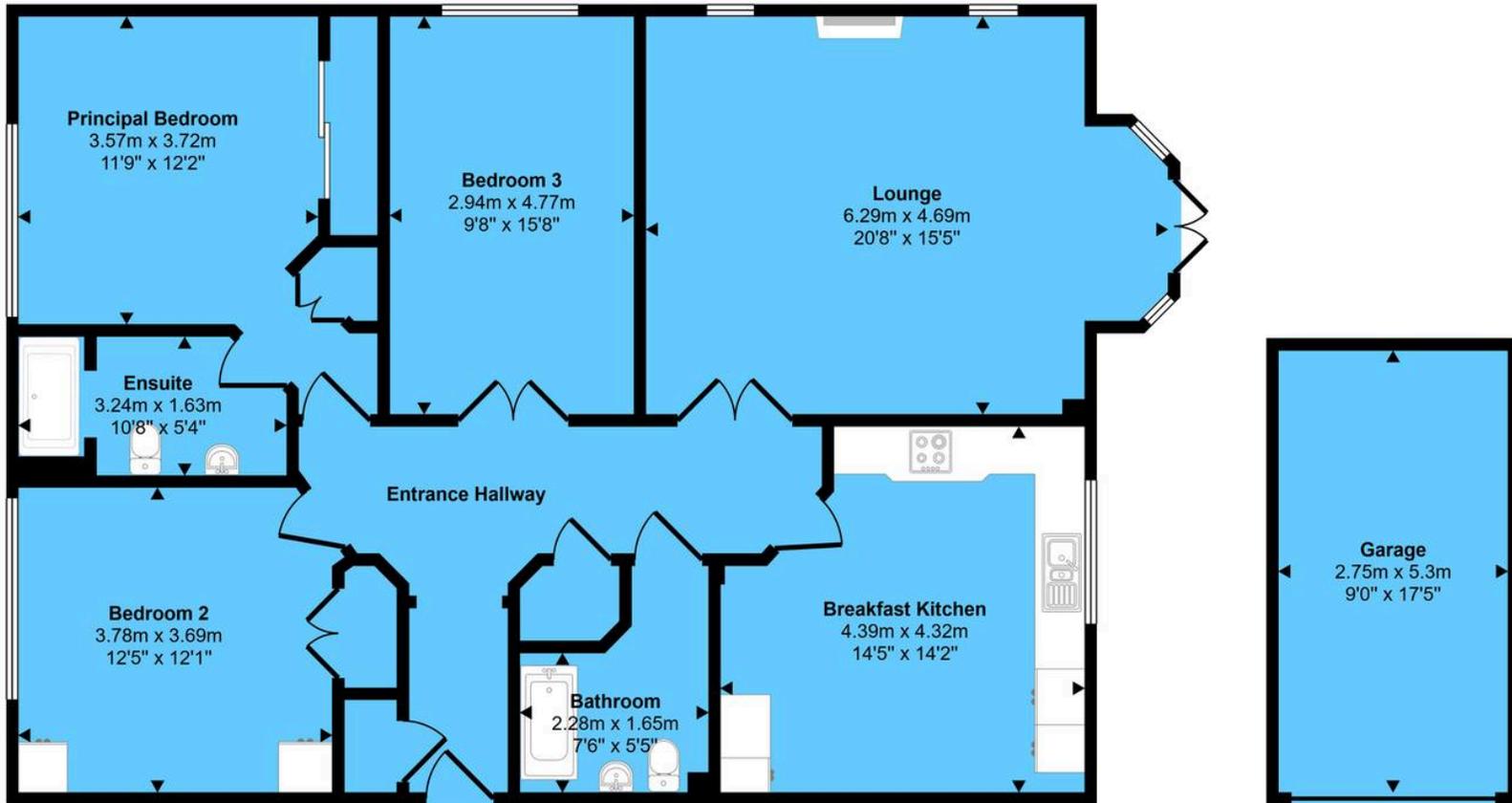


INFORMATION FOR POTENTIAL BUYERS

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.



Approx Gross Internal Area
136 sq m / 1460 sq ft



Floorplan
Approx 121 sq m / 1302 sq ft

Garage
Approx 15 sq m / 158 sq ft

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

1632-1636 High Street, Knowle - B93 0JU

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

xact
HOMES

