



# Mockley Wood Road, Knowle

Guide Price £225,000





## PROPERTY OVERVIEW

This well-presented two bedroom ground floor maisonette is ideally situated within easy walking distance of Knowle village, offering convenient access to the wide range of amenities, shops, and restaurants that the area has to offer.

The property is accessed via a welcoming entrance hallway, leading through to a generously proportioned lounge positioned at the front of the home. The re-fitted kitchen is located at the rear, providing a modern and functional space for daily living and entertaining.

Both bedrooms are of a good size, offering comfortable accommodation and flexibility for a variety of needs. The bathroom, which services both bedrooms, is well appointed and thoughtfully designed.

The property is offered to the market with the significant advantage of no upward chain, allowing for a smooth and efficient purchase process.

Additional benefits include a full size single garage, providing valuable storage or secure parking.

To the rear of the property, you will find a private south facing garden, perfect for enjoying the sun throughout the day. This outdoor space provides an excellent area for relaxing, dining, or entertaining guests during warmer months. The garden is easily accessible from the main living areas, creating a seamless connection between indoor and outdoor living.





The maisonette also enjoys a peaceful setting, while remaining just a short stroll from the vibrant heart of Knowle village. The location combines the best of both worlds, offering a quiet residential environment with all local amenities close at hand.

This property represents an excellent opportunity for first-time buyers, downsizers or investors seeking a well-located, low maintenance home with the added benefit of private outside space and a garage. Early viewing is highly recommended to appreciate all that this delightful maisonette 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: C

Tenure: Leasehold





- Two Bedroom Ground Floor Maisonette Located Within Walking Distance To Knowle Village
- The Property Is Accessed Via The Entrance Hallway & Includes A Well-Proportioned Lounge To The Front & Re-Fitted Kitchen To The Rear
- The Property Benefits From Two Good Size Bedrooms, Both Of Which Are Serviced By The Bathroom
- To The Rear Of The Property Is A South Facing Garden
- With The Added Benefit Of A Full Size Single Garage
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer



#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

14' 1" x 10' 10" (4.28m x 3.29m)

#### **KITCHEN**

10' 8" x 6' 6" (3.25m x 1.98m)

#### **PRINCIPAL BEDROOM**

13' 4" x 9' 9" (4.07m x 2.98m)

#### **BEDROOM TWO**

10' 10" x 6' 1" (3.29m x 1.85m)

#### **BATHROOM**

6' 0" x 5' 3" (1.84m x 1.61m)

#### **TOTAL SQUARE FOOTAGE**

54.0 sq.m (578 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **ON STREET PARKING**

On street parking available at front and side of property and bay parking adjacent to property

#### **SOUTH FACING GARDEN**



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

Hotpoint washing machine, all carpets, all curtains, all blinds, all light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Gas supply available for lounge and kitchen. Broadband – FTTP (fibre to the premises). Service charge – nil. Ground rent – £20.00 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.

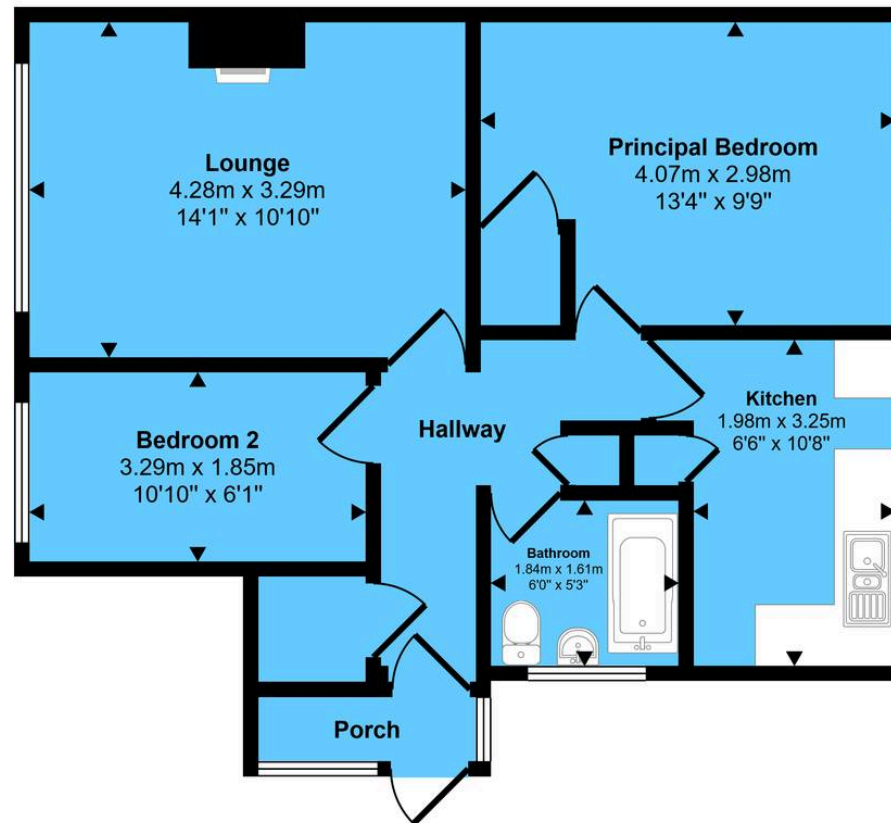
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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  
54 sq m / 578 sq ft



Ground Floor

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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