



St. Johns Close, Knowle

Guide Price £245,000





PROPERTY OVERVIEW

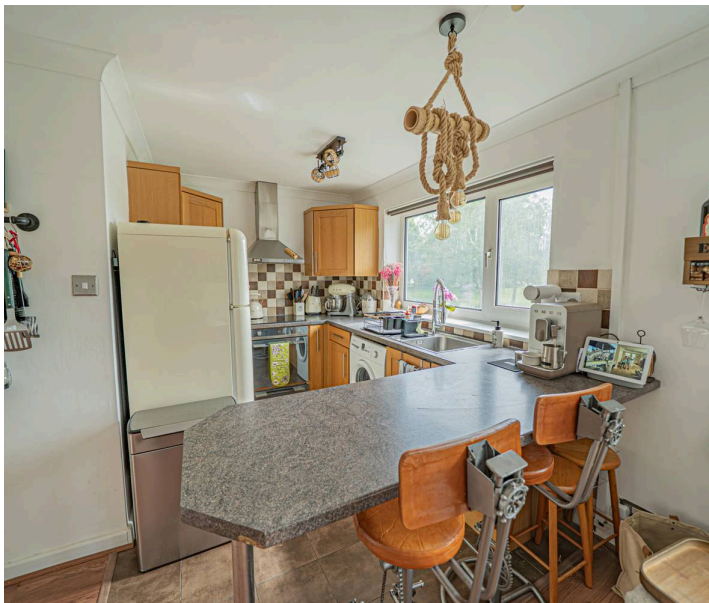
Set within the heart of Knowle Village, this attractive two-bedroom first floor maisonette presents a fantastic opportunity for first-time buyers, downsizers or investors seeking a well-located and thoughtfully designed home. The property is situated behind a generous front lawn (which offers the potential to be converted into off-road parking, subject to the necessary consents), and is accessed via a welcoming entrance hallway. Once inside, you are greeted by a spacious open plan kitchen and living area, which is enhanced by a charming feature fireplace and benefits from pleasant views over the green opposite. The kitchen is well appointed, offering ample storage and worktop space, making it perfectly suited for both everyday living and entertaining. The accommodation comprises two well-proportioned bedrooms, each with fitted wardrobes providing excellent storage solutions. Both bedrooms are serviced by a modern family bathroom, finished to a high standard with contemporary fixtures and fittings. The property boasts recently re-furbished flooring and carpets adding to the high quality finish. With the added potential of a large loft space which could be easily converted subject to the necessary planning permission.





The property's layout has been designed with comfort and practicality in mind, ensuring all living spaces are light, airy and functional. Located within walking distance of Knowle's comprehensive range of amenities, including shops, cafes, restaurants and excellent transport links, this maisonette offers the convenience of village living with everything you need on your doorstep. To the rear of the property is a well proportioned garden which benefits from a large decking area, perfect for entertaining and enjoying the summer days. The property also provides easy access to local schools and recreational facilities, making it an ideal choice for a variety of purchasers. This well-presented maisonette combines a prime location with spacious accommodation and modern finishes, creating a home that is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate the quality and lifestyle this property has to offer.

- Two Bedroom First Floor Maisonette, Located Within The Heart Of Knowle Village
- The Property Is Located Behind The Front Lawn Which Could Be Converted Into Parking If Required
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of An Open Plan Kitchen / Living Area With Feature Fireplace & Views Over The Green Opposite
- The Property Boasts Two Well Proportioned Bedrooms, Both Of Which Feature Fitted Wardrobes. Both Bedrooms Are Serviced By The Modern Family Bathroom
- To The Rear Of The Property Is A Landscaped Garden Which Is Mainly Laid With Lawn & Benefits From A Decking Area
- Located In The Heart Of Knowle Village, Walking Distance To All Of The Amenities Knowle 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

ENTRANCE HALLWAY

KITCHEN & LIVING AREA

20' 6" x 14' 0" (6.25m x 4.26m)

BEDROOM ONE

9' 9" x 14' 6" (2.97m x 4.43m)

BEDROOM TWO

6' 11" x 10' 11" (2.10m x 3.33m)

BATHROOM

5' 2" x 6' 2" (1.58m x 1.89m)

TOTAL SQUARE FOOTAGE

57.0 sq.m (617 sq.ft) approx.



OUTSIDE THE PROPERTY

LANDSCAPED GARDEN WITH DECKING AREA

ITEMS INCLUDED IN THE SALE

Smeg integrated oven, Smeg integrated hob, Smeg extractor, Bosch washer/dryer, brick garden shed, all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

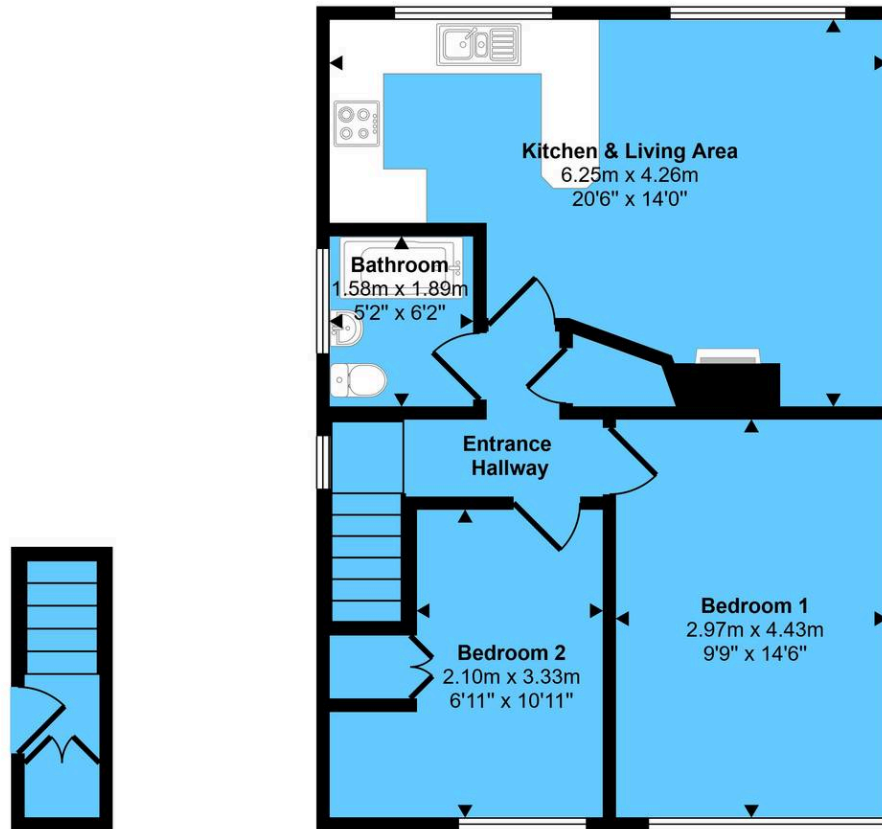
Services - mains electricity and sewers. Broadband - ADSL copper wire. Loft space - part boarded. Service charge - nil. Ground rent - £200 pa.

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
57 sq m / 617 sq ft



Ground Floor
Approx 2 sq m / 26 sq ft

First Floor
Approx 55 sq m / 591 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

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