



Station Road, Knowle

Guide Price £475,000





PROPERTY OVERVIEW

Offered to the market with no upward chain, this well presented two double bedroom ground floor apartment is situated within a private development of just eight exclusive residences, positioned conveniently midway between Knowle and Dorridge. The property benefits from a thoughtfully designed layout, featuring a superb open plan kitchen and dining area that provides ample space for both cooking and entertaining. The kitchen is fitted with a range of contemporary units and integrated appliances, complemented by generous worktop space and stylish finishes, creating a modern and inviting environment for every-day living, this flows seamlessly into the conservatory, which offers pleasant views towards the gardens and direct access to a patio area (perfect for relaxing or hosting guests). Across from dining area there is a spacious living area. The principal bedroom is a true retreat, benefiting from its own ensuite shower room, while the second double bedroom is ideal for guests, family, or as a versatile home office. The main bathroom is fitted with quality fixtures and a neutral colour palette, ensuring comfort and convenience for residents and visitors alike. Further enhancing the appeal of this apartment is the inclusion of a garage, providing secure parking or additional storage options.



Residents of this select development enjoy a sense of privacy and exclusivity, with the apartment's ground floor position making it particularly accessible. The location is ideal for those seeking the best of both worlds, with the charming amenities of Knowle and the excellent transport links of Dorridge both within easy reach. Whether you are a downsizer, a professional couple, or seeking a low maintenance home in a sought after area, this apartment offers an exceptional opportunity. With its well balanced accommodation, quality finishes, and convenient setting, early viewing is highly recommended to fully appreciate all that this property 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





- NO UPWARD CHAIN
- Well Presented Two Double Bedroom Apartment
- Ground Floor Apartment With Conservatory To Gardens
- Superb Open Plan Kitchen / Diner
- Conservatory Offering Views To Gardens And Access To Patio Area
- Convenient Location Midway Between Knowle & Dorridge
- Private Development Of Just 8 Apartments
- Garage

ENTRANCE HALL

LIVING ROOM

15' 1" x 15' 7" (4.60m x 4.74m)

KITCHEN

8' 4" x 11' 11" (2.54m x 3.62m)

DINING AREA

9' 1" x 21' 5" (2.77m x 6.54m)

CONSERVATORY

9' 9" x 10' 11" (2.98m x 3.33m)

PRINCIPAL BEDROOM

12' 11" x 10' 6" (3.93m x 3.19m)

ENSUITE

5' 1" x 7' 11" (1.56m x 2.41m)

BEDROOM TWO

10' 10" x 8' 0" (3.31m x 2.45m)

BATHROOM

10' 3" x 6' 6" (3.13m x 1.97m)

TOTAL SQUARE FOOTAGE

115.0 sq.m (1241 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

REAR GARDEN WITH PATIO AREA



ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

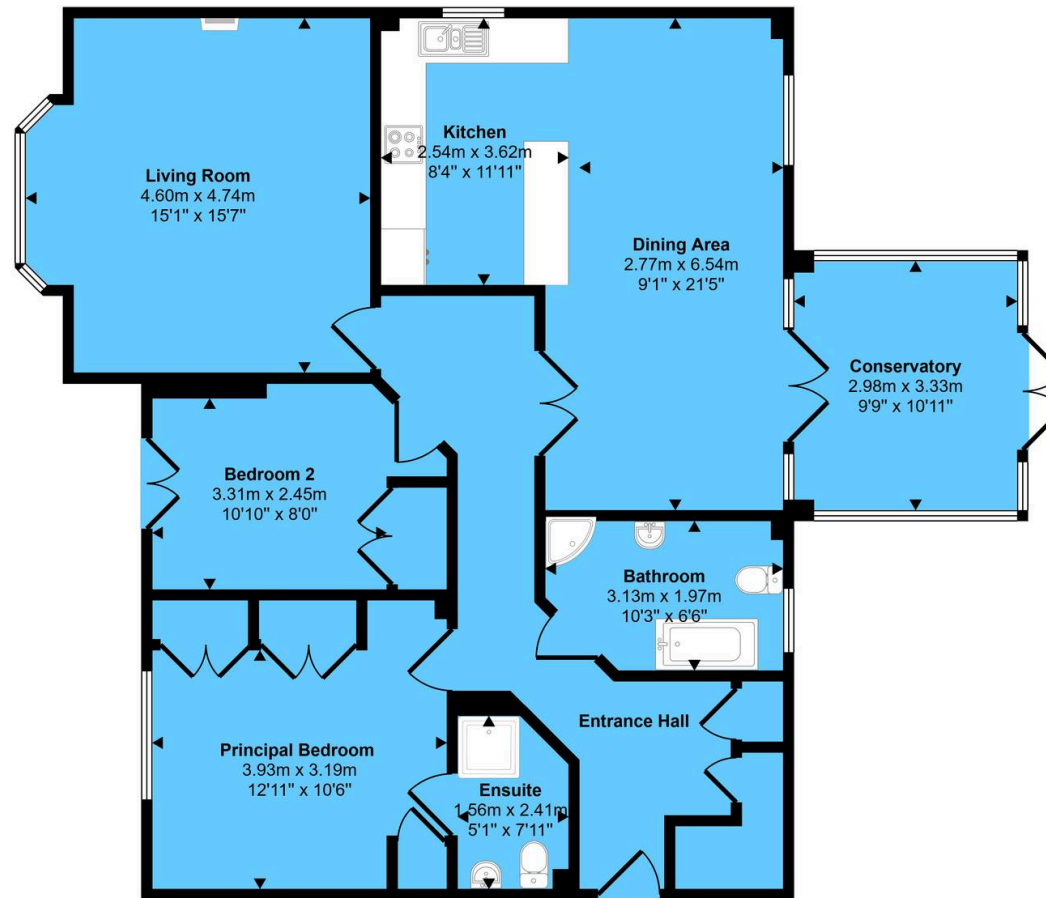
TBC

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
115 sq m / 1241 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.

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