



Stourton Close, Knowle

Guide Price £225,000





PROPERTY OVERVIEW

Presented to the market with the benefit of no upward chain, this well-appointed two bedroom ground floor maisonette is situated within the sought-after village of Knowle, offering a highly convenient lifestyle within walking distance of the village centre and its excellent array of amenities. The property is accessed via an inviting entrance hallway which leads through to a generously proportioned lounge positioned at the front of the home. To the rear, a fitted kitchen provides ample storage and workspace. Both bedrooms are well sized, with the principal bedroom benefitting from fitted wardrobes, offering practical storage solutions and maximising the use of space. To the rear of the property is a well proportioned private garden. The property also benefits from a full size single garage with off-road parking located adjacent to the property. The accommodation is further complemented by a contemporary shower room that services both bedrooms. This maisonette represents an ideal opportunity for a range of buyers, including first-time purchasers, downsizers, or those seeking a conveniently located home. Situated in a prime Knowle location, this maisonette combines practicality, comfort, and accessibility, making it a superb choice for those looking to settle in one of the area's most desirable communities. Early viewing is highly recommended to fully appreciate the quality and convenience on 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 The Village Of Knowle
- Well Proportioned Lounge To The Front Overlooking The Front Garden & A Fitted Kitchen To The Rear
- Two Well Proportioned Bedrooms, One Of Which Features Fitted Wardrobes
- Both Bedrooms Are Serviced By A Shower Room
- Offered To The Market With The Benefit Of No Upward Chain
- To The Rear Of The Property Is The Low Maintenance Garden Which Features A Full Width Patio
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Off-road Parking With A Single Garage Located Adjacent To The Property

ENTRANCE HALLWAY

LOUNGE

14' 1" x 11' 0" (4.30m x 3.35m)

KITCHEN

6' 6" x 10' 7" (1.98m x 3.22m)

PRINCIPAL BEDROOM

10' 7" x 9' 10" (3.23m x 3.00m)

BEDROOM TWO

10' 8" x 6' 2" (3.26m x 1.87m)

SHOWER ROOM

6' 3" x 5' 4" (1.91m x 1.63m)

TOTAL SQUARE FOOTAGE

52.0 sq.m (563 sq.ft) approx.

OUTSIDE THE PROPERTY



GARAGE

DRIVEWAY PARKING

LOW MAINTENANCE GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, garden shed, all carpets, curtains and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet).

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.

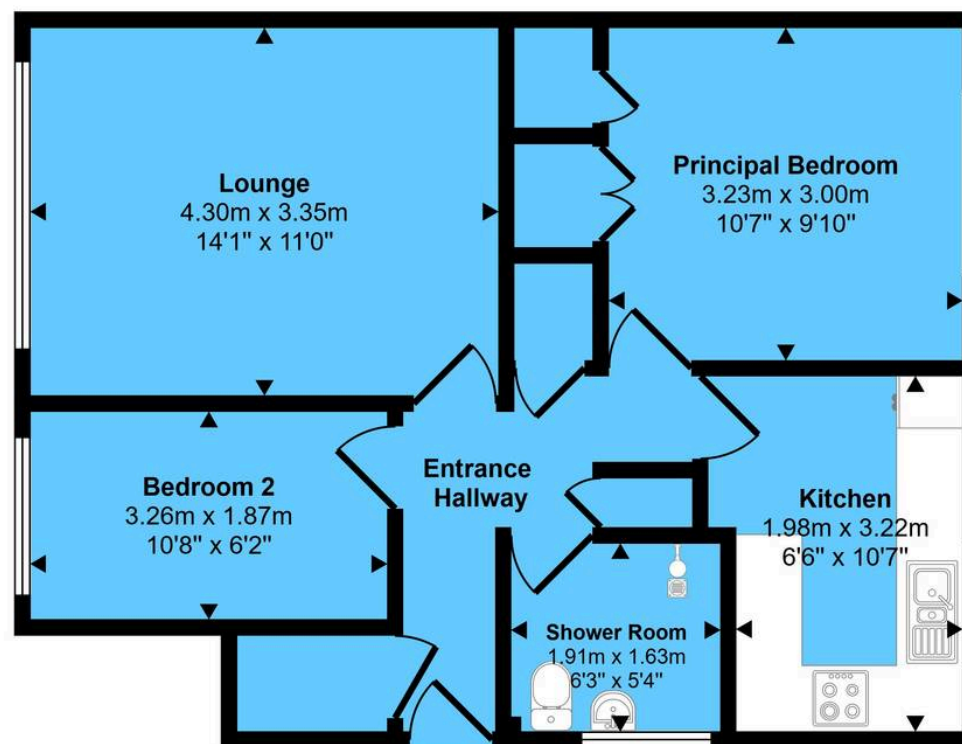
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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
52 sq m / 563 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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