



## Arden Grange, High Street

Guide Price £450,000





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this luxury two bedroom first floor retirement apartment designed for the over 60's which is situated in the highly sought after Arden Grange development. Located in the heart of Knowle the property is within easy walking distance to all local amenities and is accessed via a welcoming communal entrance benefitting from a delightful residents lounge and lift access to all floors. Upon entering the apartment you are greeted via a spacious entrance hallway leading through to an open plan living / dining room benefitting from an abundance of natural light and ample space for free standing furniture. The remainder of the property consists of:- a fitted kitchen with fully integrated appliances; a large double principal bedroom with a generously sized walk-in wardrobe with fitted units, ensuite shower room, second double bedroom with fitted wardrobes and shelving and a family bathroom with walk-in shower.. Outside the property, enjoys excellent communal gardens with ample seating and onsite parking.







This development has camera door entry and 24-hour emergency call systems, should you require assistance. The development also boasts a guest Suite (available overnight for a small charge, subject to availability for visitors) and an on site manager taking care of the running of the development. To fully appreciate this property we recommend Early Internal Viewing. To view this superb apartment call Xact Homes today on 01564 777284.

#### 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







- Spacious Luxury Two Bed Apartment For Over 60's
- No Upward Chain
- 24-Hour Emergency System
- Walk In Shower Room
- Homeowners Lounge
- House Manager
- Secure Entry System
- Underfloor Heating Throughout
- Landscaped Gardens
- Park Permit Scheme (STA)

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

24' 3" x 12' 5" (7.38m x 3.79m)

#### **DINING ROOM**

#### **KITCHEN**

14' 7" x 9' 9" (4.44m x 2.98m)

#### **PRINCIPAL BEDROOM**

16' 1" x 12' 8" (4.91m x 3.86m)

#### **EN SUITE SHOWER ROOM**

5' 1" x 5' 11" (1.56m x 1.81m)

#### **BEDROOM TWO**

14' 7" x 9' 9" (4.44m x 2.98m)

#### **SHOWER ROOM**

9' 9" x 5' 7" (2.98m x 1.71m)

#### **OUTSIDE THE PROPERTY**

#### **LANDSCAPED COMMUNAL GARDENS**

#### **ON SITE PARKING**





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

Sold As Seen. (Items of furniture Subject to negotiation)

#### **ADDITIONAL INFORMATION**

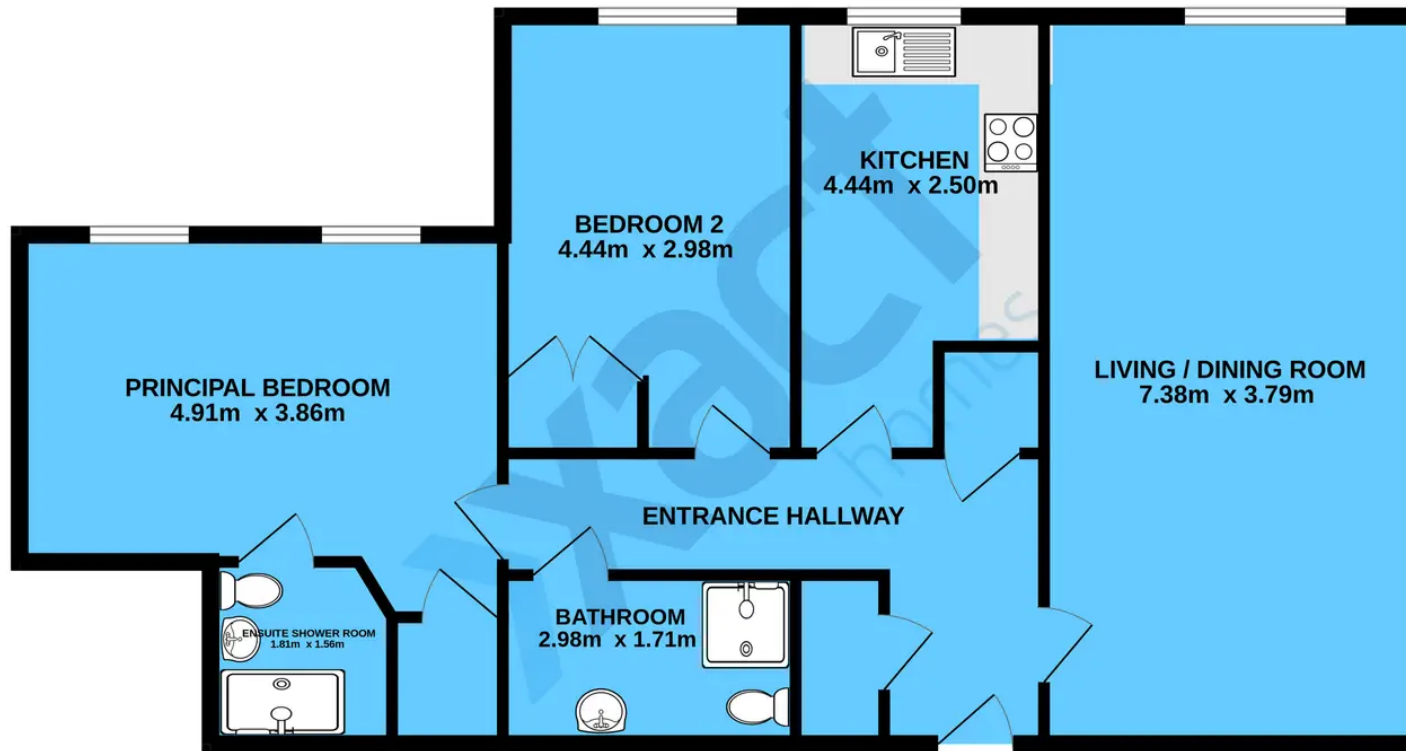
Services: water meter, mains gas, electricity and mains sewers. Service Charge: £3,808.80 pa Ground Rent: £495.00 pa

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



# 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

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