



## Warwick Road, Knowle

Guide Price £350,000



## PROPERTY OVERVIEW

Situated in a highly sought-after location, this charming first floor apartment offers a unique opportunity for buyers seeking a property with utmost potential and character. Boasting a relaxing atmosphere within a peaceful setting, this delightful dwelling is presented to the market with no upward chain, offering a hassle-free purchase experience. You enter the property via a secure communal entrance leading to stairs to Apartment 23 which comprises two generously proportioned double bedrooms, bathroom and separate wc. The property benefits from a share of freehold, ensuring added peace of mind for prospective buyers. With captivating views overlooking the prestigious Copt Heath Golf Course, residents will enjoy a serene backdrop to their every-day life via the balcony located off the living room. The property also features a garage for parking only for residents. The south-facing aspect of this apartment allows for an abundance of natural light to flood the interior, creating a bright and airy atmosphere. The open plan living/dining room provides a versatile space that can be configured to suit various lifestyles, perfect for entertaining guests or relaxing after a long day.



The living room affords double glazed sliding doors opening onto the balcony. In addition, the apartment affords two double bedrooms and bathroom and separate wc. Although in need of some modernisation, this property provides a superb canvas for buyers to modernise to their individual tastes and preferences. In summary, this first floor apartment offers a unique opportunity for buyers looking to acquire a property with outstanding potential and panoramic views of the idyllic surroundings. With its convenient location and array of desirable features, this apartment presents an attractive investment opportunity and is offered with no upward chain. Viewing is recommended to fully appreciate the excellent potential this property has to offer.

- First Floor Apartment
- Two Double Bedrooms
- Stunning South Facing Aspect
- Overlooking Copt Heath Golf Course
- No Upward Chain
- Garage
- Open Plan Living / Dining Room
- Bathroom
- In Need Of Some Modernisation
- Share Of Freehold





## 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: D

Tenure: Share of Freehold

## HALL

### KITCHEN

12' 0" x 7' 7" (3.66m x 2.31m)

### LIVING/DINING ROOM

19' 6" x 15' 3" (5.94m x 4.65m)

### BALCONY

15' 3" x 3' 3" (4.65m x 0.99m)

**BEDROOM ONE**

17' 3" x 11' 7" (5.26m x 3.53m)

**BEDROOM TWO**

16' 3" x 11' 6" (4.95m x 3.51m)

**BATHROOM**

12' 0" x 5' 11" (3.66m x 1.80m)

**TOTAL SQUARE FOOTAGE**

75 sq.m (807 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARAGE****COMMUNAL GARDEN****ITEMS INCLUDED IN THE SALE**

Cannon free standing cooker, microwave, Fridgemaster fridge/freezer, Zanussi dishwasher, Bosch washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

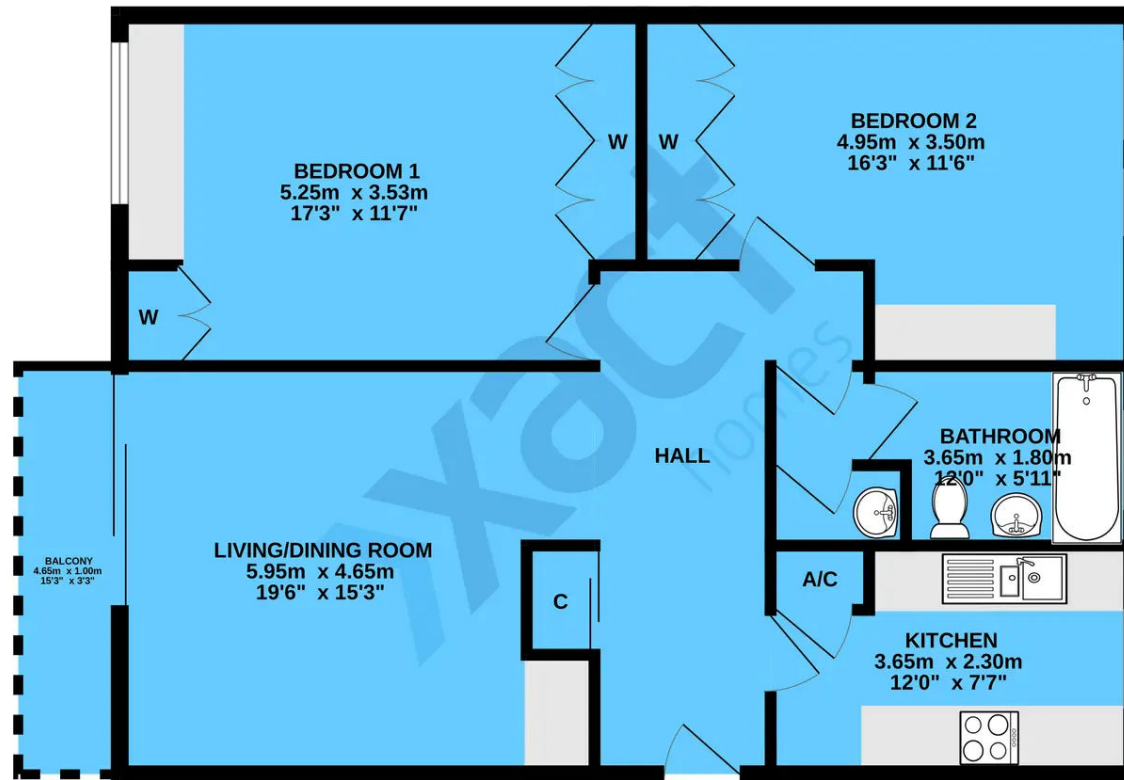
**ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - not installed, but Virgin Media available in block. Service charge - £3,600 pa (approx.).

**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.

# FIRST FLOOR



TOTAL FLOOR AREA: 75.0 sq.m. (807 sq.ft.) approx.

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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