



Cook Close, Knowle

Offers Over £200,000





PROPERTY OVERVIEW

This well presented one bedroom first floor maisonette is situated in the heart of Knowle Village, offering a fantastic opportunity for first time buyers, investors, or those seeking a peaceful yet convenient location. The property is accessed via an entrance hall, that then leads up to a spacious lounge/diner that provides an inviting area for relaxation and entertaining. The fully fitted kitchen features views over Cook Close. The double bedroom is generously sized, offering ample space for furnishings and storage, and is complemented by a well appointed bathroom with contemporary fittings and finishes. The maisonette is tastefully decorated throughout, creating a light and airy atmosphere that is ready for immediate occupation.



Externally, the property enjoys a well proportioned private garden, perfect for outdoor dining, gardening, or simply enjoying the fresh air in a tranquil setting. The garden is easily accessible and provides an excellent extension of the living space, ideal for those who value privacy and outdoor living.



The added benefit of a full size single garage offers secure parking or additional storage, which is a rare and valuable feature in this sought after location. The maisonette is within easy walking distance to Knowle Village, placing an array of local shops, cafes, and amenities right on your doorstep. Excellent transport links and proximity to green spaces further enhance the appeal of this delightful property, making it a superb choice for those seeking both comfort and convenience in a vibrant village setting.

- One Bedroom First Floor Maisonette, Located Within The Heart Of Knowle Village
- The Property Is Accessed Via The Entrance Hall & Is Comprised Of A Well Proportioned Lounge / Diner & A Fully Fitted Kitchen
- With One Good Size Double Bedroom Which Is Serviced By A Well Appointed Bathroom
- The Property Enjoys A Well Proportioned Private Garden
- With The Added Benefit Of A Full Size Single Garage
- Located Walking Distance To Knowle Village & 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 HALL

INNER HALLWAY

LOUNGE/DINER

10' 6" x 16' 0" (3.20m x 4.87m)

KITCHEN

10' 0" x 7' 5" (3.06m x 2.25m)

BEDROOM

12' 8" x 9' 3" (3.87m x 2.82m)

**BATHROOM**

5' 5" x 10' 8" (1.64m x 3.25m)

TOTAL SQUARE FOOTAGE

51.0 sq.m (551 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE****ALLOCATED PARKING****PRIVATE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Free standing cooker, Fridge/freezer, Washing machine, Garden shed and All carpet, Blinds and light fittings.

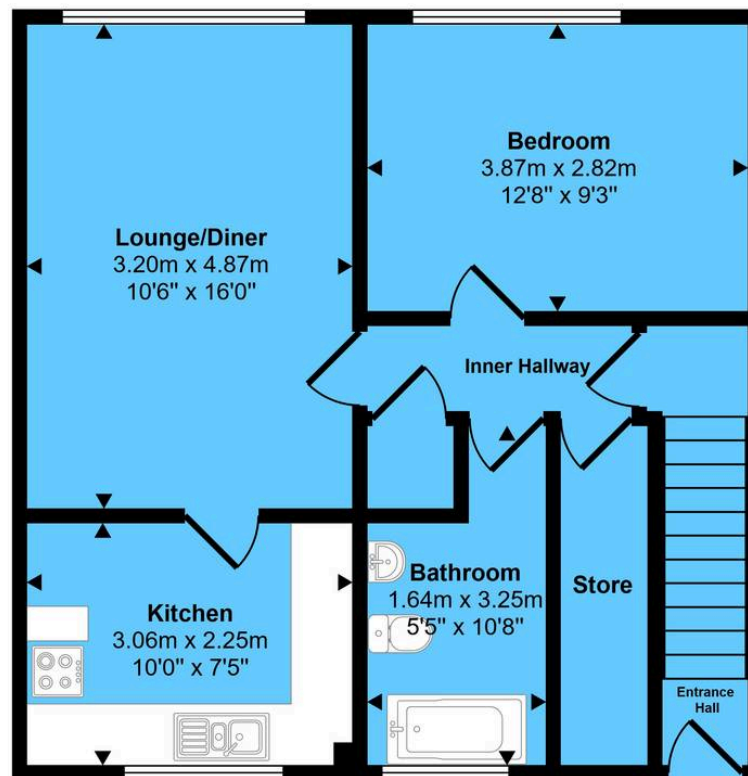
ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Loft space – part boarded. Service charge – £150 pa. Ground rent – £100 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
51 sq m / 551 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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

