



St. Johns Close, Knowle

Guide Price £300,000





PROPERTY OVERVIEW

Situated in the heart of Knowle Village, this well-presented two bedroom mid terrace house offers an excellent opportunity for buyers seeking a home in a highly desirable location. The property is set back from the road behind a neatly maintained front lawn and a generous gravel driveway, providing off-road parking for up to four vehicles. Upon entering through the welcoming hallway, you are greeted by a spacious dual aspect lounge/diner, offering an abundance of natural light and flexible space for both relaxing and entertaining. The fully fitted galley kitchen is thoughtfully designed and equipped with a range of storage units. Upstairs, the first floor comprises two well-proportioned double bedrooms, each offering comfortable accommodation, and these are serviced by a family bathroom. This appealing home is offered to the market with the benefit of no upward chain, ensuring a straightforward purchase process for prospective buyers. To the rear of the property, you will find an attractive easterly facing garden, which is mainly laid to lawn and provides a peaceful outdoor retreat.



A paved patio area offers the perfect spot for al fresco dining or enjoying a morning coffee, while the two useful storage rooms provide ample space for gardening equipment, bicycles, or other belongings. The garden is enclosed by fencing, offering a safe and private environment for children or pets to play. The property's location is ideal for those who appreciate the convenience of village life, as it is within walking distance of Knowle's wide range of amenities, including shops, cafes, restaurants, and highly regarded schools. With its combination of generous parking, comfortable living accommodation, and private outdoor space, this delightful mid terrace house is perfectly suited to first time buyers, young families, or those looking to downsize within a vibrant and sought-after community.

- Two Bedroom Mid Terrace House Located Within The Heart Of Knowle Village
- Set Behind A Front Lawn & Large Gravel Driveway With Parking For Four Cars
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Dual Aspect Lounge/Diner & Fully Fitted Galley Kitchen
- Located On The First Floor Are Two Double Bedrooms Which Are Served By The Family Bathroom
- To The Rear Of The Property Is An Easterly Facing Garden Which Is Mainly Laid With Lawn & Benefits From A Patio Area & Two Storage Rooms
- Set Within The Heart Of Knowle Village, Walking Distance To All Of The Amenities Knowle Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain



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: Freehold



HALLWAY

LOUNGE/DINER

10' 11" x 21' 6" (3.33m x 6.55m)

KITCHEN

7' 0" x 10' 7" (2.14m x 3.23m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 10' 6" (4.29m x 3.21m)

BEDROOM TWO

9' 7" x 10' 11" (2.91m x 3.34m)

BATHROOM

7' 2" x 5' 4" (2.18m x 1.62m)

OUTSIDE THE PROPERTY

STORAGE ONE

STORAGE TWO

TOTAL SQUARE FOOTAGE

75.0 sq.m (804 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

EASTERLY FACING REAR GARDEN WITH PAVED PATIO

ITEMS INCLUDED IN THE SALE

Sold as seen.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband: Fibre-Optic.



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.

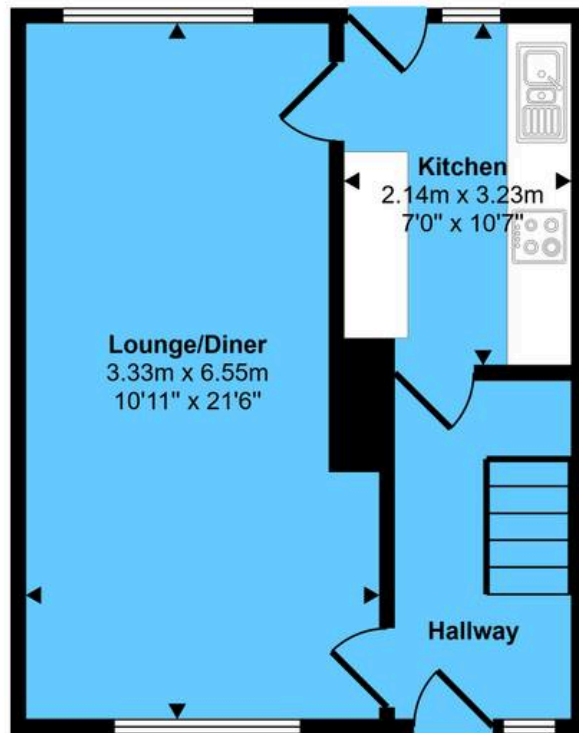
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

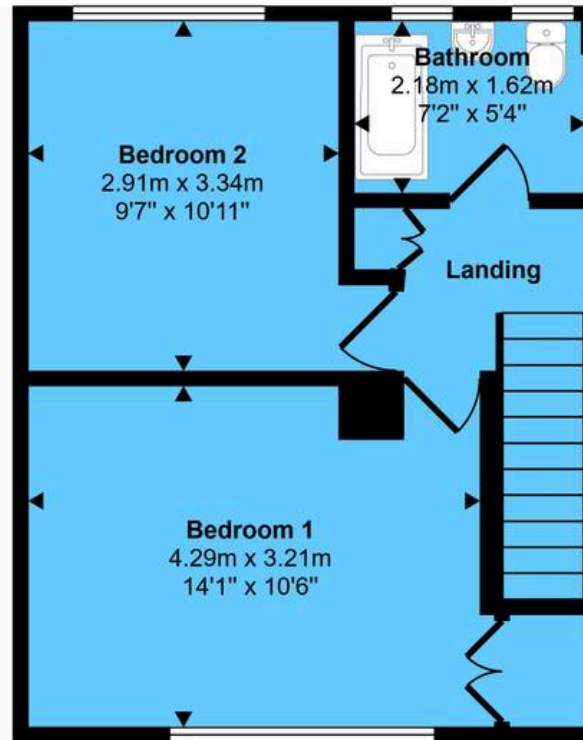
DISCLAIMER

The vendor of this property is an employee of Xact Homes.

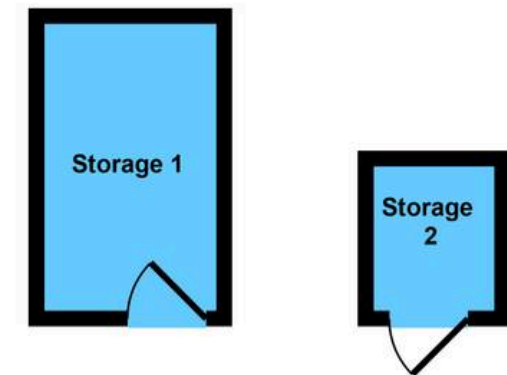
Approx Gross Internal Area
75 sq m / 804 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft



First Floor
Approx 35 sq m / 378 sq ft



Outbuildings
Approx 6 sq m / 64 sq ft

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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