



LEASEHOLD

Flat - Purpose Built

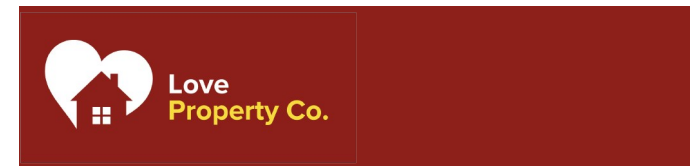
33 STOURTON CLOSE, KNOWLE, B93 9NP

Offers in excess of

£210,000

FEATURES

- Two Bedroom First Floor Maisonette
- Lounge Diner and Kitchen
- Private Rear Garden
- Council Tax Band B
- Garage in Separate Block
- Functional Loft Space with Velux Window
- Prime Location in Knowle
- Family Bathroom



2 Bedroom Flat - Purpose Built located in Knowle

Call us on
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Two bedroom first floor maisonette with garage in separate block located in a quiet cul-de-sac, situated in a prime location in Knowle within walking distance to all local amenities. Ideal investment opportunity.

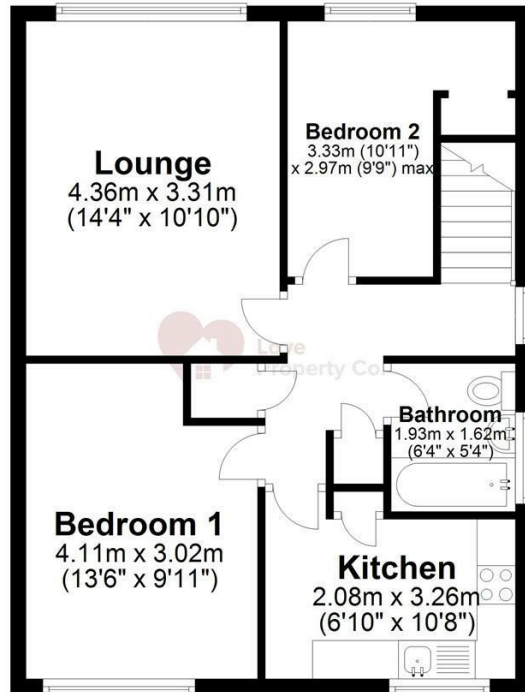
Property Overview - Private hallway with stairs leading to first floor, spacious open plan living and dining room with separate kitchen. Two bedrooms and family bathroom with shower over bath. Additional functional loft space with Velux window ideal for office space, bedroom or storage.
Outside - Private rear lawned garden with mature shrubs.

Property Location - The property is located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet Solihull town centre is within approximately three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Council Tax Band
B

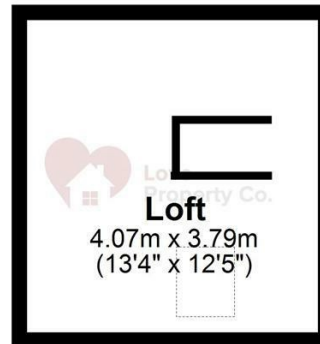
Floor Plan

Approx. 54.7 sq. metres (588.7 sq. feet)



Loft

Approx. 15.4 sq. metres (166.1 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

