



18 Stourton Close
Sale Price - £220,000



Love
Property Co.

18 Stourton Close

Knowle, Solihull, B93 9NP

Tenure: Leasehold with 130 years remaining

EPC Rating: E

Council Tax Band: C

This sort after well-presented 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

Entrance Porch to 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 and cupboard housing hot air duct heating system. 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.



Lounge/Dining
14' 4" x 11" (4.36 x 3.36m)

Kitchen
6' 6" x 10' 7" (1.98m x 3.23m)

Bedroom One
13' 7" x 10' (4.13m x 3.05m)

Bedroom Two
10' 11" x 9' 7" (3.33m x 2.92m)

Bathroom
6' 7" x 5' 7" (2.00m x 1.69m)

Total Square Footage
589.9 sq.ft (54.8 sq.m) approx.

ADDITIONAL INFORMATION

Services: water, gas, electricity and mains sewers.

RENTAL VALUE

Between £950 and £1000 per calendar month

GROUND RENT

Currently £50 per Annum

ANNUAL SERVICE CHARGE

As far as we are aware - None

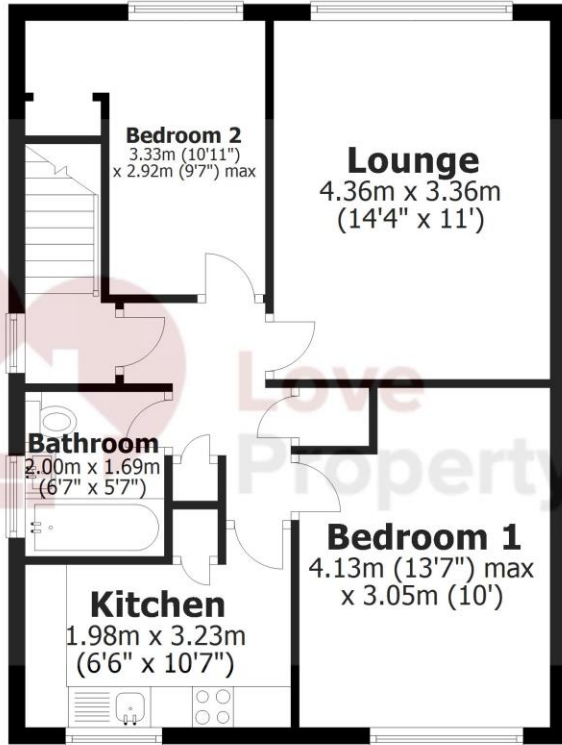
LENGTH OF LEASE

Approx - 130 years left to 25th of March 2154



Floor Plan

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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