



**5 The Arbour, Widney Road, B93 9DY**

Sale Price £270,000



**Love  
Property Co.**



## 5 The Arbour, 34 Widney Road Bentley Heath, Solihull, B93 9DY

Tenure - Leasehold – 133 Years Remaining  
EPC Rating – B  
Council Tax Band - C

Love Property Co are pleased to offer this two-bedroom first floor apartment located on a highly sought after road of Knowle and just a short distance from all local amenities and schools. The property offers a superb opportunity for first time buyers, investors or buyers looking to downsize, and is made up of:- an open plan kitchen / living room with integrated appliances and space for both a dining table and seating area; a large principal bedroom with ensuite; second bedroom which could be used as a home office and a family bathroom. Outside the property enjoys an excellent communal garden which is mainly laid with lawn and a allocated parking space set behind secure electric gates.

### 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.



## PROPERTY MEASUREMENTS:

### LOUNGE/KITCHEN ROOM

19' 7" x 12' 10" (5.97m x 3.92m)

### PRINCIPAL BEDROOM

15' 9" x 9' 8" (4.79m x 2.96m)

### ENSUITE

8' 1" x 3' 7" (2.46m x 1.10m)

### BEDROOM TWO

11' 9" x 8' 0" (3.59m x 2.45m)

### BATHROOM

5' 9" x 6' 8" (1.74m x 2.04m)

### TOTAL SQUARE FOOTAGE (Approx.)

708.7 sq. Feet (68.5 sq. metres)

Service charge per annum - £2,538.18

Ground rent - per annum - £242.18

Rental Value £1350 PCM

Lease Length – 133 Years Remaining

### MONEY LAUNDERING REGULATIONS

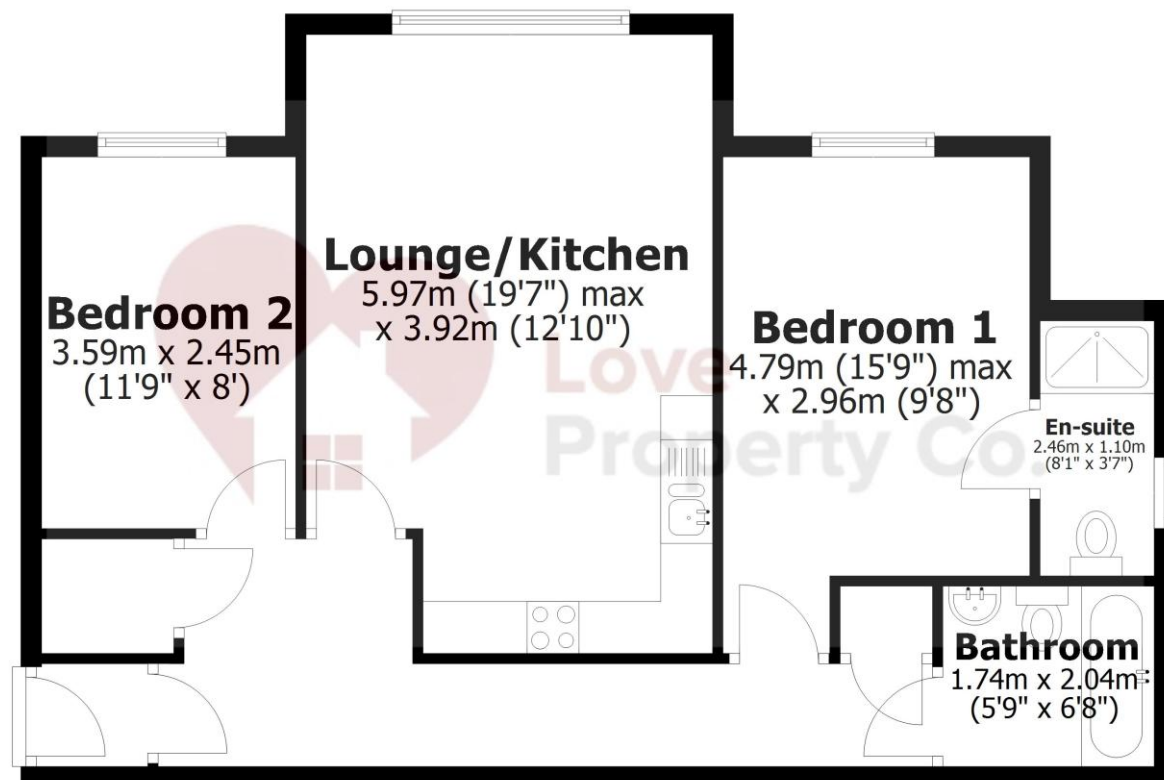
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





## Floor Plan

Approx. 65.8 sq. metres (708.7 sq. feet)



Total area: approx. 65.8 sq. metres (708.7 sq. feet)



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.

15 St Johns Way, Knowle, Solihull, B93 0LE  
T: 01564 663055 | E: [info@lovepropertyco.co.uk](mailto:info@lovepropertyco.co.uk)  
[www.lovepropertyco.co.uk](http://www.lovepropertyco.co.uk)



**Love**  
Property Co.