

# HUNTERS<sup>®</sup>

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## St. Johns Close

Knowle, Solihull, B93 0NN

Offers In The Region Of £230,000



Council Tax: C





# 43 St. Johns Close

Knowle, Solihull, B93 0NN

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## LOCATION

Knowle is a delightful village set on the edge of open countryside, yet conveniently located for access to M42 motorway system and Dorridge Railway Station with links to Birmingham and London.

## DESCRIPTION

This ground floor maisonette is approached over a side pathway, giving access to a side gate to the rear garden.

The front garden belongs to the property and is mainly laid to lawn.

The main front door is located on the side of the property and opens into the Hallway.

## HALLWAY

The Hallway gives access to all other rooms in the property. There is Storage Cupboard which houses the gas central heating boiler, consumer unit and electric meter.

## LOUNGE (rear)

13'1" x 11'1" (4.00m x 3.40m )

The bright lounge has a UPVC double glazed window with opening door onto the rear garden, central heating radiator, feature wooden fire surround with hearth and mantle.

N.B. The inset gas fire has never been connected and has never been used. This would need a professional gas engineer to connect up and to test before using.

(The boxed-in water meter is located in a corner of the room).

## FITTED KITCHEN (rear)

8'10" x 6'6" (2.70m x 2.00m)

Having a range of wall and base units, work surfaces and built in electric oven and hob over. There is space for washing machine and fridge/freezer. The UPVC double glazed window overlooks the rear garden.

## BEDROOM ONE (front)

14'5" x 9'10" (4.40m x 3.00m)

A double bedroom with UPVC window to the front aspect, wall mounted central heating radiator and coving to the ceiling.

## BEDROOM TWO (front)

11'1" x 6'6" (3.40m x 2.00m)

A further bedroom with UPVC double glazed window to the front aspect and wall mounted central heating radiator.

## SHOWER ROOM (side)

6'6" x 5'2" (2.00m x 1.60m )

The Shower Room has a corner shower cubicle with wall mounted electric shower, wash hand basin set in vanity unit with storage below, and WC. An opaque double glazed window to the side aspect and a wall mounted heated towel rail/heater.

## ENCLOSED REAR GARDEN

The rear garden is mainly paved and low maintenance. There is fencing to all sides with wooden gated access to the side of the property. The garden shed in the garden is included in the sale.

There is also a further shed (which is the first one located in a block of two).

## GENERAL INFORMATION

### TENURE

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

### SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### REFERRAL FEES

Hunters would like to make our clients aware that in

addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property. In addition, all curtains and curtain rails will be included, and also the Garden Shed in the garden.

### GENERAL

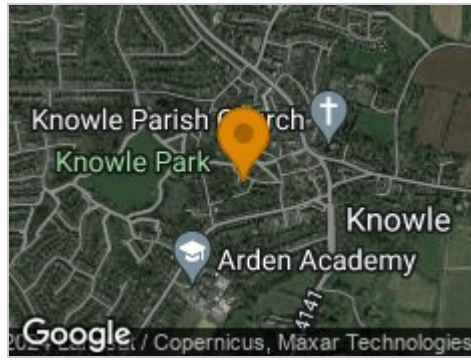
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



## Road Map



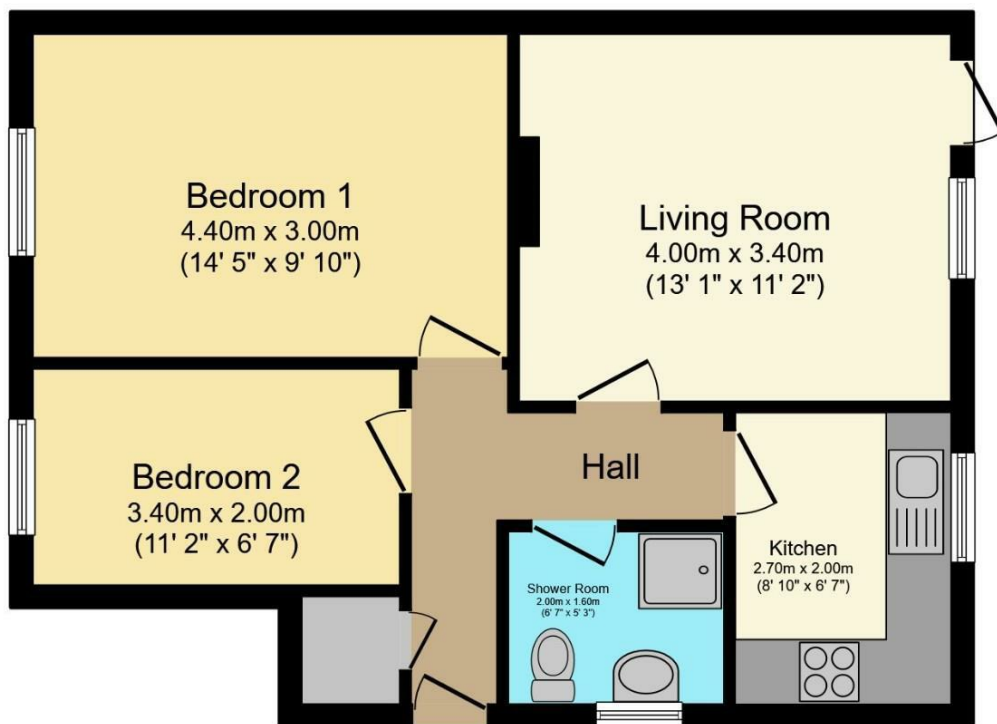
## Hybrid Map



## Terrain Map



## Floor Plan



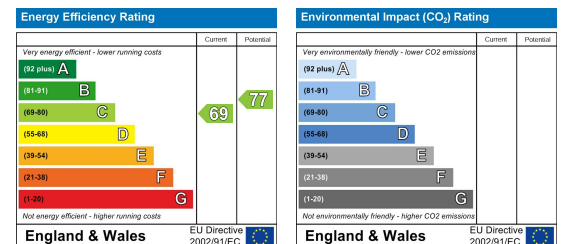
Total floor area 50.0 m<sup>2</sup> (538 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.