

HUNTERS[®]

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St. Lawrence Close

Knowle, Solihull, B93 0EU

Guide Price £270,000



Council Tax: C



27 St. Lawrence Close

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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. There are a wide range of interesting shops, restaurants, Nearby, the village of Dorridge has its own railway station with links to Birmingham and London. Knowle village is also 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. In addition, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

DESCRIPTION

St Lawrence Close is a modern well appointed ground floor apartment located near the heart of the village in Knowle and is close to all amenities and is in walking distance to The Arden Academy.

COMMUNAL ENTRANCE

Offering access to all apartments, there a door which leads to the rear communal gardens, garages and parking. Also, the front door to the apartment opening onto:

ENTRANCE HALLWAY

Having central heating radiator, large walk-in storage cupboard with coat hooks and shelving, and smoke alarm.

LIVING ROOM/DINING ROOM (rear)

20'5" x 16'6" (6.23m x 5.03m)

Having two double glazed window to rear overlooking the garden, brick fireplace with wooden mantel, two double radiators, ceiling and wall light points and door to Kitchen.

KITCHEN/BREAKFAST ROOM (front)

12'10" x 10'7" (3.93m x 3.23m)

Having double glazed window to front, double radiator, tiled floor, range of built-in wall and base units, built-in Indesit oven and Belling hob. Also, there is a useful walk-in

cupboard housing the Ideal Instinct gas-fired combination central heating boiler.

BEDROOM 1 (rear)

12'11" x 11'11" (3.94m x 3.65m)

Having double glazed window to rear overlooking the garden, built-in double wardrobes and double radiator,

BEDROOM 2 (front)

9'11" x 9'8" (3.04m x 2.97m)

Having double glazed window to front and double radiator.

BATHROOM (front)

7'1" x 5'10" (2.17m x 1.78m)

Having opaque double glazed window to front, panelled bath with Triton shower over, pedestal wash basin, low level WC, double radiator and tiled floor.

OUTSIDE

There is external and internal automatic sensor lighting to communal areas and gardens.

SINGLE GARAGE

Located in nearby block which can be access via the rear gardens. The garage has an up-and-over door. but has no light or power. The parking and garages can also be accessed via a secure remote gate for vehicular access from the front drive and is adjacent to the building.

COMMUNAL GARDENS

The attractive gardens comprise of a foregarden which is laid to lawn to the front of the block and a rear garden which is enclosed by mature hedging offering a lovely outlook from the apartments offering a private setting. There is access to the garages from the garden.

TENURE

The Agent understands that the property is Leasehold. The lease was extended to 999 years, The lease now has 980 years unexpired and there is No Ground Rent payable. However, we have not checked the legal title to the

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property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

SERVICE CHARGE

Hunters understands that the Service Charge is £1,828 per annum. The Service Charge includes all communal cleaning, lighting, internal and external communal redecoration and repair, also garden maintenance. Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

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.

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



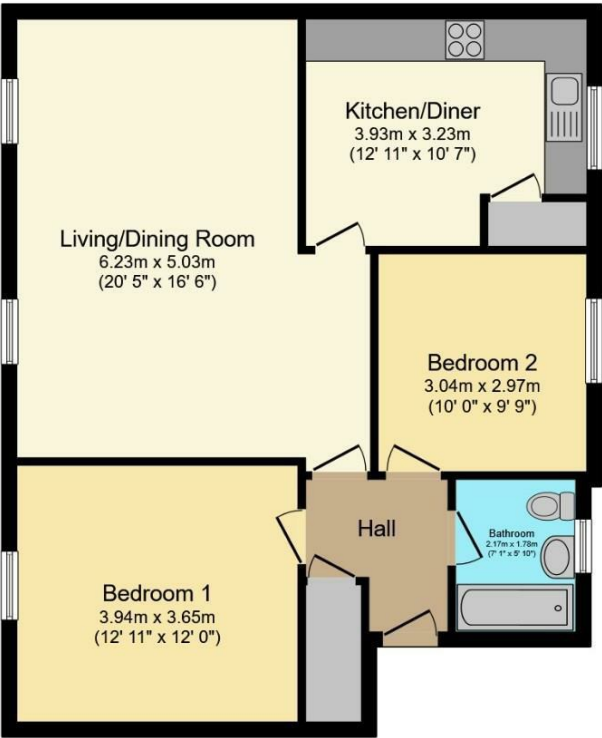
Hybrid Map



Terrain Map



Floor Plan



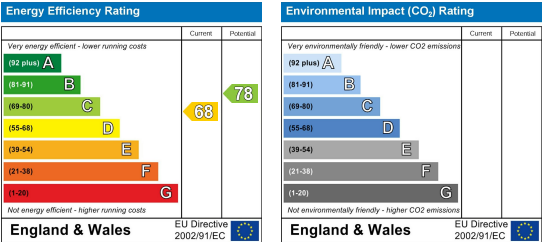
Total floor area 76.4 sq.m. (822 sq.ft.) approx

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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