

# HUNTERS®

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## St. Johns Close

Knowle, Solihull, B93 0NL

Guide Price £265,000



Council Tax: C





# 125 St. Johns Close

Knowle, Solihull, B93 0NL

Guide Price £265,000



## LOCATION

Knowle is a conveniently located 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, plus Knowle is home to an excellent junior and infant school and secondary school, Arden Academy. 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.

## FULL DESCRIPTION

This GROUND FLOOR MAISONETTE overlooks a lovely communal green area which is ideal for dog walking etc. A paved pathway with lawns to either side lead to the front door. The property also shares half the front garden with neighbour.

## PORCH

Front door leads into lobby, then an Oak style wooden door leading into the hallway.

## HALLWAY

Having double central heating radiator.

## LIVING ROOM (front)

15'5" x 12'0" (4.70m x 3.66m)

Having inset lights to ceiling, coving to ceiling, a feature fire surround to chimney breast with inset electric fire and marble effect hearth. Also, double glazed window to front aspect.

## KITCHEN (front)

10'7" x 8'11" (3.24m x 2.72m)

Having range of fitted units comprising cupboards and

drawers all with marble effect work surfaces, Also, inset stainless steel one-and-a-half bowl sink unit, integrated fridge/freezer, integrated dishwasher, oven and microwave. In addition, space for automatic washing machine, inset lights to ceiling, double glazed window to front elevation. The Ideal combi gas-fired central heating boiler housed in wall cupboard. In addition, complimentary floor tiling.

## BEDROOM 1 (rear)

14'1" x 10'10" (4.31m x 3.31m)

having wall mounted radiator, UPVC double glazed window to rear aspect, ceiling light point and coving to ceiling.

## BEDROOM 2 (rear)

11'9" x 9'0" (3.60m x 2.75m)

Having central heating radiator, ceiling light point and UPVC French door leading to Conservatory.

## CONSERVATORY (rear)

8'9" x 8'5" (2.68m x 2.59m)

Having French door to garden, ceramic tiles to floor, light and fan to ceiling, double central heating radiator. Also, outdoor socket and window blinds and light to rear garden.

## SHOWER ROOM (front)

7'4" x 6'9" (2.25m x 2.07m)

Having a three piece suite comprising Quadrant shower with sliding doors, close coupled WC (dual flush) and wash hand basin with storage cupboard below. Also, complimentary tiling to walls, vinyl floor covering, stainless steel wall mounted ladder style towel rail/radiator, wall mounted extractor fan and inset lights to ceiling.

## REAR GARDEN

Having paved patio, lawn and panel fencing to all sides.

## GARAGE

Single garage located at rear of property.

## GENERAL INFORMATION

Tel: 01564 770707

## TENURE

The Agent understands that the property is Leasehold - 128 years remaining. Ground Rent £15.00 per annum. 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.

## COMMITTED BUYER PROCESS

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996.00 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property

(includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group - see [gotogroup.co.uk](http://gotogroup.co.uk) or email [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) for more information.

## REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters 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



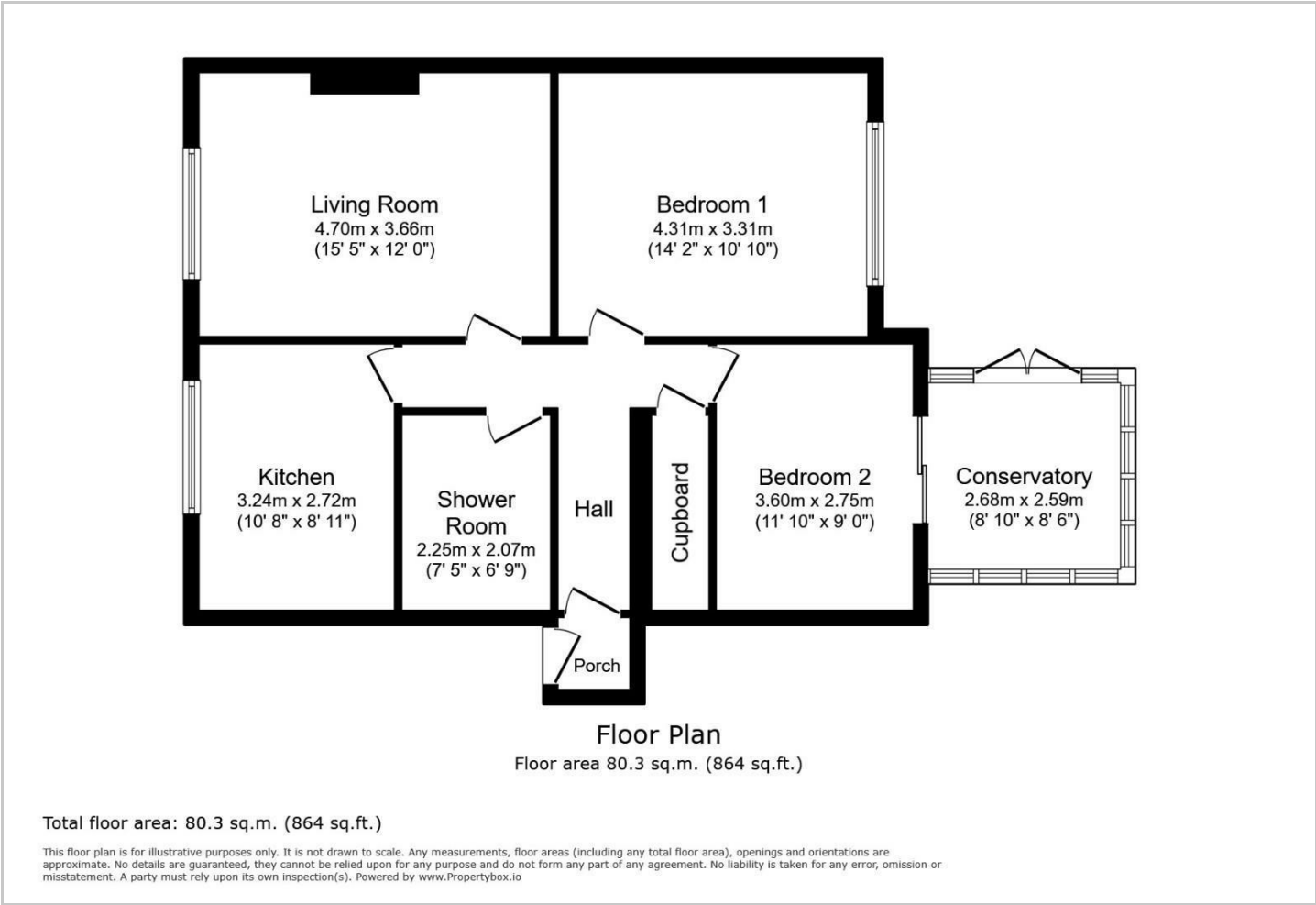
Hybrid Map



Terrain Map



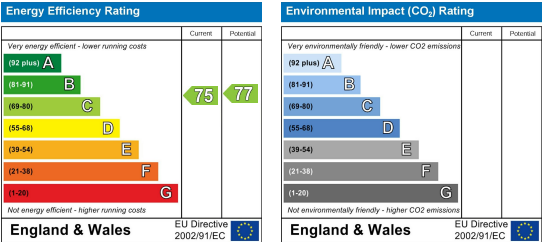
Floor Plan



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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