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HERE TO GET *you* THERE

116 St. Johns Close, Knowle, Solihull, B93 0NH

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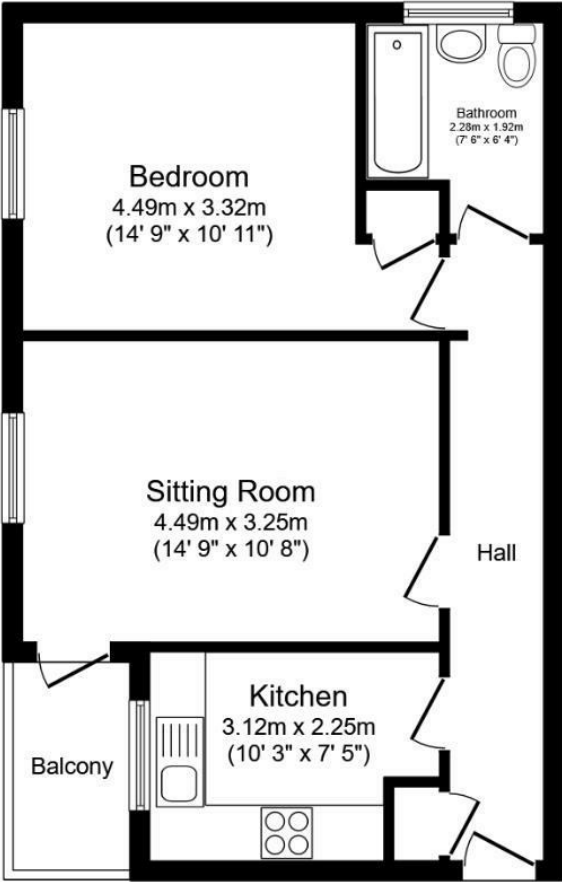
Guide Price £185,000

Welcome to this conveniently situated GROUND FLOOR flat located on St. Johns Close within Knowle village, Solihull. This property features one spacious reception room, a well-appointed bedroom and a modern bathroom.

One of the standout features of this flat is its prime location. Situated close to the town centre, residents will enjoy easy access to a variety of amenities, including shops, cafes, and recreational facilities. This makes it an ideal choice for those seeking convenience and a vibrant community atmosphere.

Whether you are a first-time buyer, or someone seeking a low-maintenance living option, this flat offers an ideal opportunity. With its appealing layout and excellent location, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

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Floor Plan
Floor area 47.4 sq.m. (510 sq.ft.)

Total floor area: 47.4 sq.m. (510 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

DESCRIPTION

The property is approached over a paved pathway with side lawns and mature planting to the main entrance door, where a buzzer system to each flat is located, this activates an internal entry phone system. The main entrance door opens onto a hallway with stairs to upper floors, a further door opens onto a hallway which allows access to the front door of the flat.

HALLWAY

Having two ceiling light points, a door opening into a storage cupboard, the wall-mounted entry phone system is located just inside the front door , there is also a wall mounted heating thermostat and a gas central heating radiator. The hallway provides access to all rooms internally. Further doors opening onto:

KITCHEN

10'2" x 7'4"
Having ceiling light point and UPVC double glazed window to front aspect. A range of wall and base units including drawers, cupboards and two glass fronted display cabinets. there is a roll edge work surface with inset halogen hob, matching fan oven below. and a matching extractor fan to wall above. Complimentary tiling to walls and floor. The Vaillant combination boiler is wall mounted in the kitchen and there is space for appliances.

SITTING ROOM

14'8" x 10'7"
Coving to ceiling and ceiling light point. Double panelled gas central heating radiator and a UPVC double glazed window overlooking the front aspect, with access to the balcony

BEDROOM

14'8" x 10'10"
The bedroom has a door to a useful storage cupboard with shelving, ceiling light point, double panelled gas central heating radiator, and a UPVC double glazed window to the front aspect.

BATHROOM

7'5" x 6'3"
A contemporary white three-piece suite, including an L shaped bath which allows for the electric shower over, with chrome and glass shower screen. A matching close coupled W/C with dual flush, and a wash hand basin inset over a storage unit with double doors. Ceiling light point, UPVC double glazed opaque window to the side aspect, Wall mounted stainless steel heated towel rail and complimentary tiling to floor and walls.

OUTSIDE

COMMUNAL GARDEN

Access to communal garden from main rear door, mainly laid to lawn with mature planting, space for waste bins, and access to garages. Service road leads out onto St Johns Close.

GENERAL INFORMATION

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 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 or email for more 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.

SERVICE CHARGE

We have been informed that there is an annual payment of £600.00, which includes ground rent and service charge, and is paid quarterly at £150.00. 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 B

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

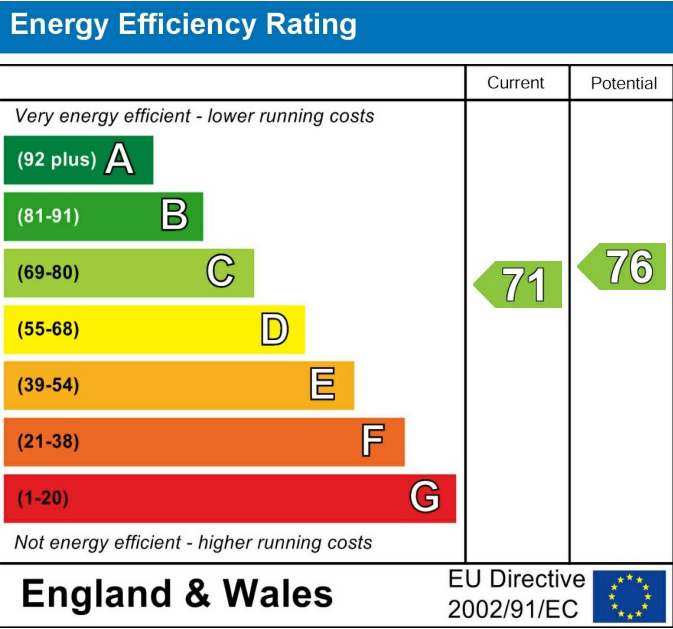
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES AND 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.



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