



**2 Bedroom Apartment**  
**located on Starbold Crescent,**  
**Solihull**  
**£280,000**





Here is a unique opportunity to purchase this superbly presented and recently modernised, two bedroom, first floor apartment which is located close to Knowle village centre and Knowle Park. The property is sold along with a share of the freehold with 980 years remaining on the peppercorn lease. The property sits within well maintained, south east facing, grounds and has the benefit of having a garage and parking to the front of the property and in brief comprises; hallway, spacious lounge/ diner, kitchen, two double bedrooms, w/c and a shower room. The property has the benefit of gas central heating and double glazing throughout. Call now to arrange a viewing.

#### Hallway

Having doors leading to the Lounge/ Dining Room, Bedrooms, Shower Room and W/C also have a storage cupboard

#### Lounge/ Dining Room

20'4" x 16'7" max

Having a central heated radiator and two double glazed windows to the rear aspect

#### Breakfast Kitchen

10'7" x 13'1"

Having a matching range of wall and base mounted units with roll top work surfaces over, sink with drainer and mixer tap, tiled splash, four ring gas hob with extractor over, double electric oven, integrated washing machine and dishwasher, storage cupboard, central heated radiator and a double glazed window to the front aspect.

#### Bedroom One

12'0" x 12'11"

Having a central heated radiator, fitted wardrobes and a double glazed window to the rear aspect.

#### Bedroom Two

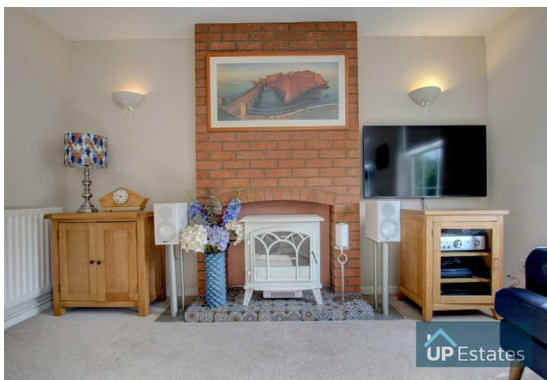
9'10" x 10'6"

Having a central heated radiator and a double glazed window to the front aspect.

£280,000

- First Floor Apartment
- Two Double Bedrooms
- Large Lounge/ Dining Room
- Single Garage
- South East Facing Communal Gardens
- Share of Freehold with 980 Years Remaining on the Lease





#### **Shower Room**

Being part tiled with a shower cubicle and vanity wash basin, central heated towel rail and an opaque double glazed window to the front aspect

#### **W/c**

Having a low level w/c and an opaque double glazed window to the front aspect.

#### **Garage**

Having an up and over door

#### **PROPERTY INFORMATION SUMMARY**

Council Tax Band: D

Local Authority: Solihull

Tenure: Leasehold, Share of Freehold

Maintenance or Service Charges: Annual Service Charge £1740.00

EPC Certificate Rating: B

Approx. Total Floor Area: 821.00 sqft

Heating System: Gas Central Heating

#### **IMPORTANT NOTE TO PURCHASERS**



Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

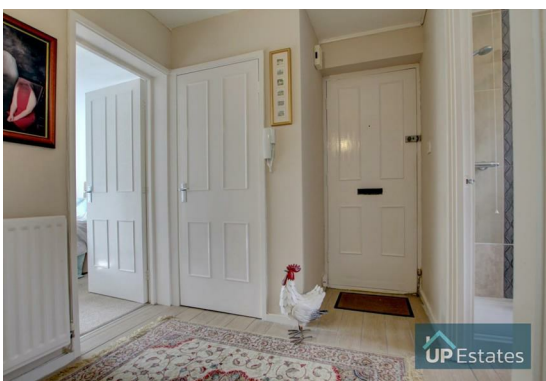


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Starbold Crescent, Knowle, Solihull





Total Area: 76.2 m<sup>2</sup> ... 821 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

## CONTACT

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**UP** Estates