



## Starbold Court, Starbold Crescent, Knowle, Solihull

Guide Price £210,000







#### PROPERTY OVERVIEW

Early viewing is essential to fully appreciate this two bedroom first floor apartment which is conveniently located close to Knowle park. The property benefits from double glazed windows / gas central heating and offers further potential to refurbish and update. In summary the property provides potential purchasers with: communal entrance, entrance hallway, large living / dining room with Southerly views, kitchen / breakfast room, two double bedrooms, bathroom, separate wc, garage and communal grounds.

#### PROPERTY 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. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London.







A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is 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. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: D

Tenure: Leasehold

- Two Bedroom Apartment
- Potential to Refurbish
- No Upward Chain
- Double Glazed
- Close to Knowle High Street & Park
- Parking & Garage
- Gas Central Heating
- Leasehold Expires 29.09.3003





**COMMUNAL ENTRANCE**

**ENTRANCE HALLWAY**

**LIVING/DINING ROOM**

20' 6" x 13' 0" (6.25m x 3.95m)

**KITCHEN / BREAKFAST ROOM**

10' 8" x 13' 0" (3.25m x 3.95m)

**BEDROOM ONE**

13' 0" x 12' 0" (3.95m x 3.65m)

**BEDROOM TWO**

9' 10" x 9' 10" (3.00m x 3.00m)

**BATHROOM**

4' 11" x 5' 11" (1.50m x 1.80m)

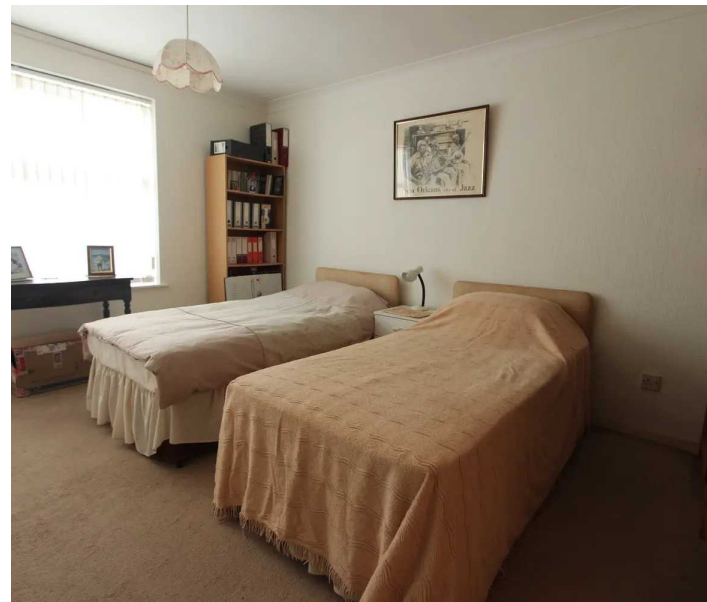
**WC**

5' 11" x 2' 6" (1.80m x 0.75m)

**OUTSIDE THE PROPERTY**

**GARAGE**

**COMMUNAL GARDENS**





**ITEMS INCLUDED IN THE SALE**

Free standing cooker, all carpets, blinds and light fittings and fitted wardrobes in two rooms.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - Shell. Service charge - £168 PCM.

**MONEY LAUNDERING REGULATIONS**

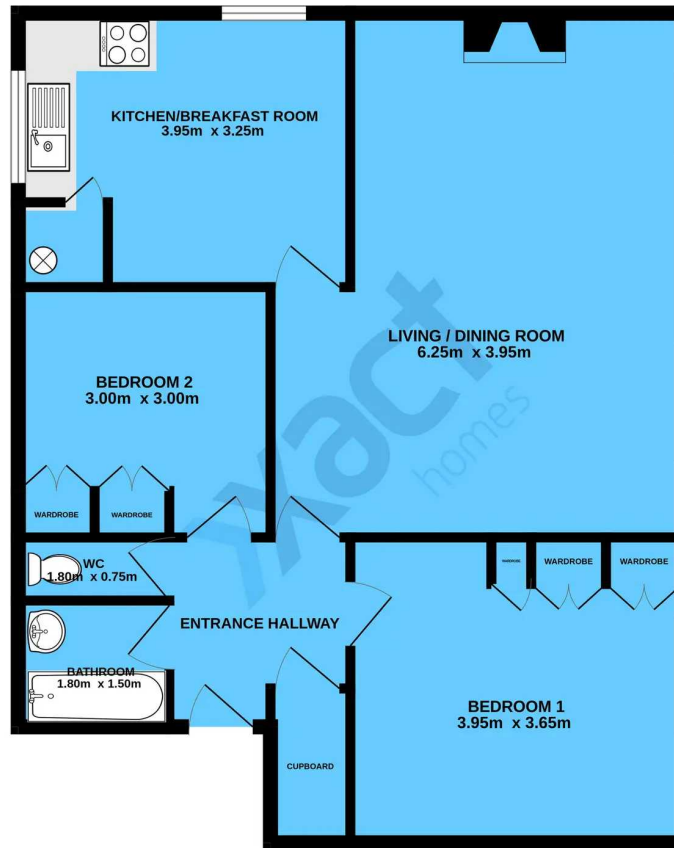
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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