



## St. Lawrence Close, Knowle

Guide Price £250,000





## PROPERTY OVERVIEW

Situated within walking distance to the charming Knowle village, this impressive first floor, two-bedroom maisonette offers a rare opportunity for first-time buyers. Ideally located adjacent to the serene Knowle Park, this property not only provides a tranquil setting but also easy access to local amenities and green spaces.

Upon entering this first-floor maisonette, you are greeted by a spacious living area with a separate kitchen. The property boasts two generously sized bedrooms with the principal bedroom affording fitted wardrobes.

One of the standout features of this property is the ample parking available, ensuring convenience for residents and guests alike. With no upward chain, the property is readily available for any perspective purchaser.

The property is a part of the desirable Arden Academy catchment area, adding to its appeal for families seeking quality education options for their children. Furthermore, with 145 years remaining on the lease, this property offers long-term security and peace of mind for its owners.





In conclusion, this two-bedroom maisonette presents a rare opportunity to own a property in a sought-after location with a range of appealing features, including no ground rent or service charge, cavity wall insulation and extra loft insulation. If you are a first-time buyer eager to step onto the property ladder, this residence is sure to exceed your expectations. Don't miss out on the chance to make this outstanding property your own.

#### 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: C

Tenure: Leasehold

- No Upward Chain
- Outstanding Opportunity For A First Time Buyer
- Walking Distance To Knowle Village
- Adjacent To Knowle Park
- Arden Academy Catchment
- First Floor Maisonette
- Ample Parking
- 145 Years Remaining On The Lease
- Cavity Wall Insulation & Extra Loft Insulation



**LIVING ROOM**

16' 2" x 10' 10" (4.93m x 3.30m)

**KITCHEN**

8' 10" x 8' 1" (2.69m x 2.46m)

**PRINCIPAL BEDROOM**

15' 10" x 9' 7" (4.83m x 2.92m)

**BEDROOM TWO**

9' 7" x 9' 3" (2.92m x 2.82m)

**BATHROOM**

6' 1" x 5' 7" (1.85m x 1.70m)

**TOTAL SQUARE FOOTAGE**

57 sq.m (614 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARAGE****ITEMS INCLUDED IN THE SALE**

Tricity Bendix free standing cooker, Sanyo microwave, Frigidaire fridge, Philips dishwasher, Electra washing machine, free standing electric fire in lounge and all carpets, curtains, blinds and light fittings

**ADDITIONAL INFORMATION**

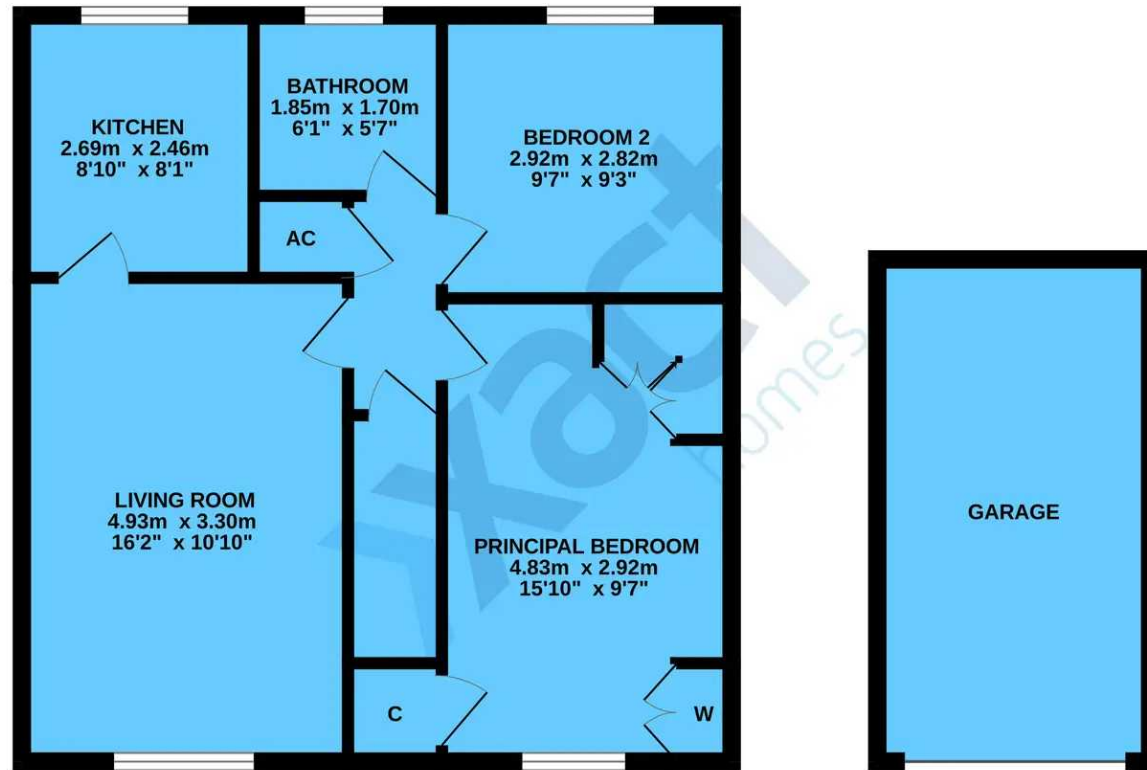
Services - water meter, electricity and sewers. Loft space - extra loft insulation. Cavity wall insulation. Service charge - Nil. Ground rent - Nil.

**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.



# FIRST FLOOR



TOTAL FLOOR AREA : 57.0 sq.m. (614 sq.ft.) approx.

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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## Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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