



Station Road, Knowle

Guide Price £465,000





## PROPERTY OVERVIEW

Nestled in the heart of the highly sought-after area of Knowle, this large 2-bedroom apartment offers a perfect blend of modern living and convenience. Situated in a prime location with easy access to public transport links. The property is also offered with no upward chain. Entering the apartment, you are greeted by a spacious hallway, leading to a large living space that is flooded with natural light from the Juliette balcony. The modern kitchen features sleek finishes and high-end appliances. Boasting two double bedrooms, this apartment offers ample space. The principal bedroom is a sanctuary of comfort, complete with an en-suite bathroom for added privacy and convenience. Additionally, the walk-in wardrobe provides plenty of storage space, ensuring a clutter-free living environment. In addition to the stylish interior, residents of this apartment complex will benefit from the convenience of nearby amenities, including shops, restaurants, and recreational facilities. With everything you need right at your doorstep, this property offers the perfect balance of comfort and convenience.





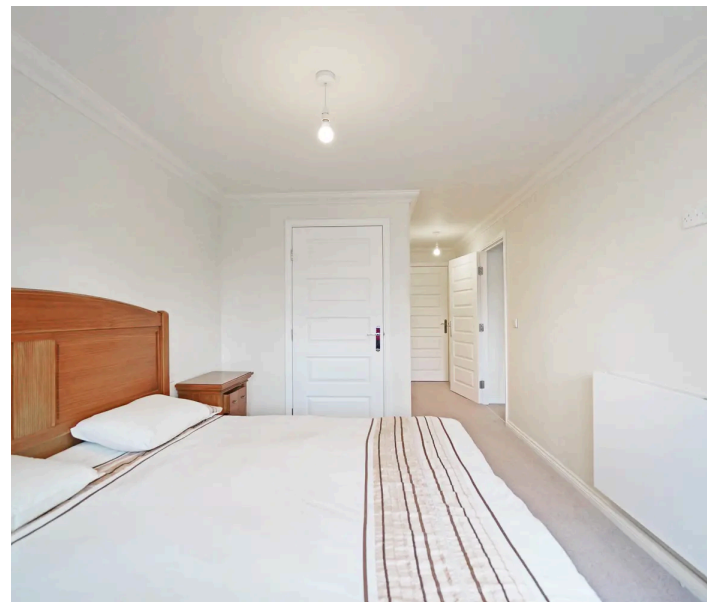
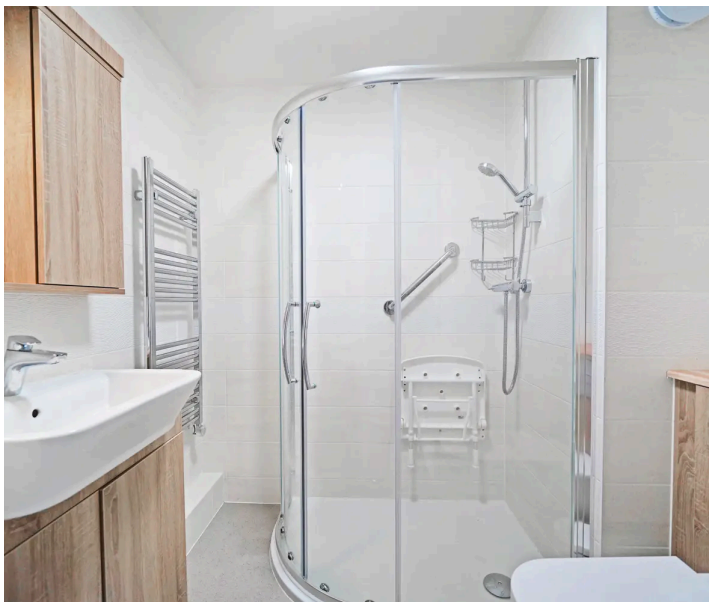
Furthermore, this property is equipped with an emergency call system and secure intercom system, ensuring peace of mind for residents. Don't miss the opportunity to experience the comfort and convenience that this retirement apartment has to offer. Overall, this 2-bedroom apartment in Knowle is a rare find that combines modern luxury with a prime location. Ideal for someone who is looking to downsize and be close to all local amenities.

#### 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: E

Tenure: Leasehold





- Communal Facilities Including Lounge & Conservatory
- For Independent Retirement Living
- Free Parking
- Video Entry System
- Guest Suite
- Situated In The Centre Of Knowle Village
- Owners' Lounge With Coffee Bar
- Two Bedroom Luxury Apartments
- Landscaped Communal Gardens
- Care Alarm System With Personal Activation Devices

#### **HALLWAY**

#### **LIVING ROOM**

19' 9" x 17' 7" (6.02m x 5.36m)

#### **KITCHEN**

9' 10" x 7' 6" (3.00m x 2.29m)

#### **PRINCIPAL BEDROOM**

12' 10" x 9' 3" (3.91m x 2.82m)

#### **WALK IN WARDROBE**

5' 7" x 4' 4" (1.70m x 1.32m)

#### **ENSUITE**

6' 11" x 5' 6" (2.11m x 1.68m)

#### **BEDROOM TWO**

13' 11" x 9' 11" (4.24m x 3.02m)

#### **BATHROOM**

7' 6" x 6' 9" (2.29m x 2.06m)

#### **TOTAL SQUARE FOOTAGE**

78.6 sq.m (846 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL FACILITIES**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, washer/dryer, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

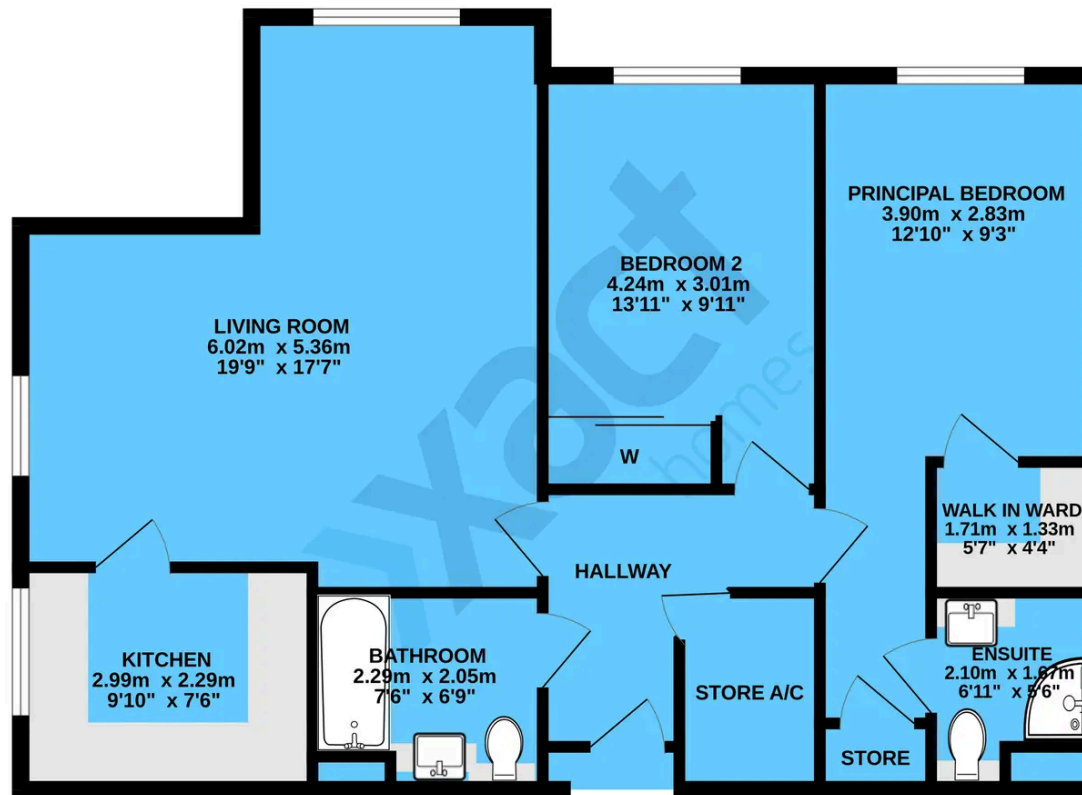
#### **ADDITIONAL INFORMATION**

Services - mains electricity and sewers. Service charge - TBC. Ground rent - TBC.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

APARTMENT  
78.6 sq.m. (846 sq.ft.) approx.



TOTAL FLOOR AREA : 78.6 sq.m. (846 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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