



St. Lawrence Close, Knowle

Guide Price £275,000





PROPERTY OVERVIEW

Located in a highly sought-after residential area, this 2-bedroom ground floor apartment presents an exceptional opportunity. Boasting a prime location within walking distance to the vibrant Knowle Centre. The apartment encompasses two generously sized bedrooms, providing ample space. Another benefit of this ground floor apartment is the well appointed 'walk in' shower room. With secure gated parking available on a first come, first served basis. Additionally, the apartment is adjacent to the picturesque Knowle Park, which is a nice addition to the well maintained communal gardens. One of the standout features of this property is the 989 years remaining on the lease, providing a sense of security and stability for prospective owners. Whether you are a first-time buyer, downsizer, or investor, this apartment represents a wise investment in a popular and thriving location. In conclusion, this 2-bedroom ground floor apartment is a rare find with its prime location, secure parking, and beautiful surroundings.



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

- Ground Floor Apartment
- Walking Distance To Knowle Centre
- 989 Years Remaining On The Lease
- Secure Gated Parking
- Adjacent To Knowle Park
- Walk In Shower Room
- Two Large Bedrooms
- Beautifully Maintained Communal Gardens



**HALLWAY**

8' 7" x 6' 7" (2.62m x 2.01m)

LIVING/DINING ROOM

20' 5" x 16' 6" (6.22m x 5.03m)

BREAKFAST KITCHEN

13' 0" x 10' 8" (3.96m x 3.25m)

BEDROOM ONE

13' 0" x 11' 11" (3.96m x 3.63m)

BEDROOM TWO

10' 0" x 9' 9" (3.05m x 2.97m)

SHOWER ROOM

11' 3" x 5' 0" (3.43m x 1.52m)

TOTAL SQUARE FOOTAGE

73 sq.m (786 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

SECURE GATED PARKING

Gated parking, allocated on a first come, first served basis, in addition to own garage.

BEAUTIFULLY MAINTAINED COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets and light fittings, some curtains and blinds and fitted wardrobes in two bedrooms.

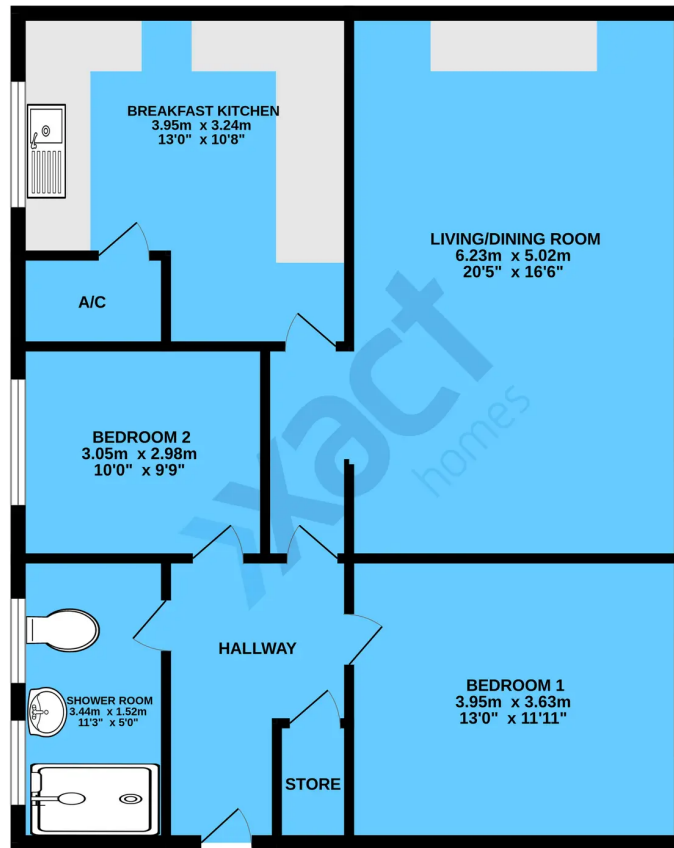
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Service charge - £1,580 pa. (paid in half yearly instalments). 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.

GROUND FLOOR



TOTAL FLOOR AREA : 73.0 sq.m. (786 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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