



Cook Close, Knowle

Guide Price £240,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this one bedroom ground floor maisonette located within a quiet and highly sought after cul-de-sac in Knowle just a short walk from all local amenities and Knowle High Street. The property is accessed via a welcoming entrance hallway with ample storage space and comprises of:- an open plan living / dining room with gas fire and French doors opening out to the rear garden; a fitted kitchen with integrated appliances; one bedroom and a large shower room. Outside the property enjoys a westerly facing low maintenance rear garden and an allocated parking space. To view this excellent property call Xact Homes today on 01564 777284.

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).



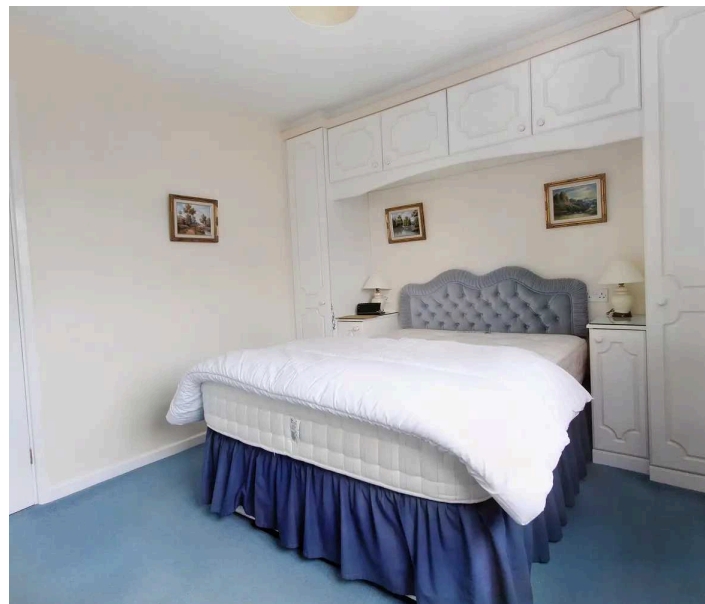


Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, 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

- One Bedroom Ground Floor Maisonette
- NO UPWARD CHAIN
- Living / Dining Room
- Fitted Kitchen
- Family Shower Room





ENTRANCE HALLWAY

LIVING / DINING ROOM

16' 5" x 10' 8" (5.00m x 3.25m)

KITCHEN

10' 8" x 7' 10" (3.25m x 2.40m)

BEDROOM

12' 6" x 9' 4" (3.80m x 2.85m)

SHOWER ROOM

7' 9" x 5' 5" (2.35m x 1.65m)

OUTSIDE THE PROPERTY

WESTERLY FACING LOW MAINTENANCE REAR GARDEN

ALLOCATED PARKING SPACE

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, all carpets, all curtains, fitted wardrobes in one bedroom, all light fittings and a separate garage.

ADDITIONAL INFORMATION

Services - mains gas, oil, electricity and mains sewers.



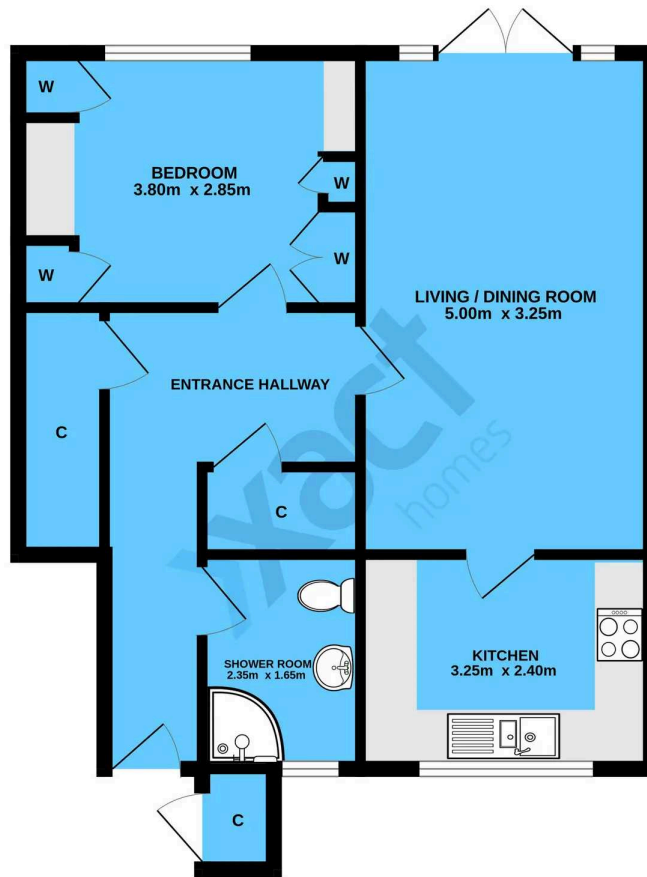


INFORMATION FOR POTENTIAL BUYERS

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.



GROUND 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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Xact Homes

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