



St. Lawrence Close, Knowle

Guide Price £265,000





PROPERTY OVERVIEW

Nestled in a convenient location within walking distance to Knowle Centre, this impressive two-bedroom first-floor apartment offers a harmonious blend of comfort, security, and style. Situated adjacent to Knowle Park. The property is comprised of a large hallway with ample storage which leads to two large bedrooms, both benefit from large windows and lots of light which are both serviced by a well appointed bathroom. Following from the hallway the property has a large lounge/diner with views of the communal gardens and a modern fitted kitchen. Residents of this exceptional property have the added convenience of a garage and secure gated parking, ensuring peace of mind and easy access to their vehicles. The property also benefits from beautifully maintained communal gardens, providing a picturesque outdoor setting for relaxation and leisure. The location of the apartment is enviable, offering a perfect balance between a peaceful residential setting and proximity to a range of amenities. Knowle Centre, with its array of shops, cafes, and restaurants, is just a short stroll away, providing residents with easy access to every-day conveniences.



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: Share of Freehold



- Two Bedroom First Floor Apartment
- Walking Distance To Knowle Centre
- Garage & Secure Gated Parking
- Adjacent To Knowle Park
- Two Large Bedrooms
- Beautifully Maintained Communal Gardens
- Modern Kitchen



HALLWAY

LOUNGE/DINER

20' 6" x 12' 10" (6.25m x 3.91m)

KITCHEN

12' 10" x 10' 8" (3.91m x 3.25m)

BEDROOM ONE

13' 0" x 12' 0" (3.96m x 3.66m)

BEDROOM TWO

10' 1" x 9' 8" (3.07m x 2.95m)

BATHROOM

7' 9" x 5' 11" (2.36m x 1.80m)

TOTAL SQUARE FOOTAGE

79.6 sq.m (856 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

SECURE GATED PARKING

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Electrolux integrated oven, AEG integrated hob, Electrolux extractor, Sharp microwave, Bosch washing machine, all carpets, blinds and light fittings and some curtains.

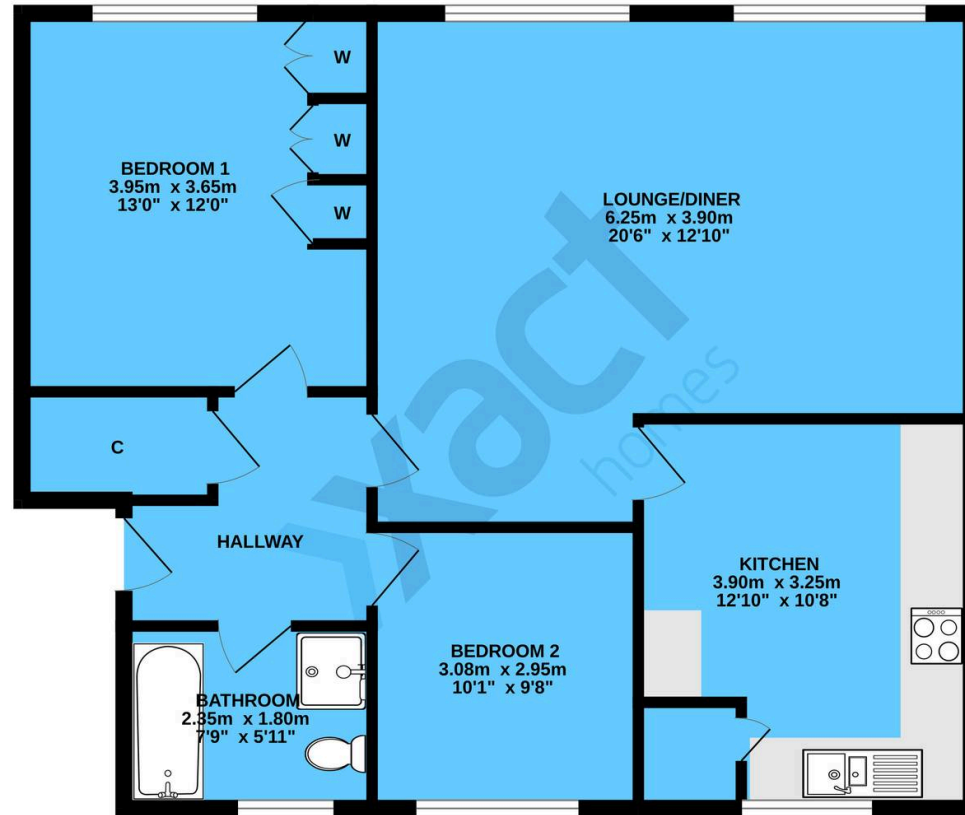
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - TalkTalk. Service charge - £1,580 pa. Ground rent - Nil.

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.

FIRST FLOOR
79.6 sq.m. (856 sq.ft.) approx.



TOTAL FLOOR AREA: 79.6 sq.m. (856 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

