



Mockley Wood Road, Knowle

Guide Price £225,000





PROPERTY OVERVIEW

Nestled within a peaceful cul-de-sac in Knowle Village, this charming two-bedroom ground floor maisonette showcases a delightful combination of comfort and convenience, boasting a private garden and a serene location that offers a harmonious blend of tranquillity and accessibility.

Upon entering this residence, you are greeted by an inviting entrance hallway that leads you towards the heart of the home. The living spaces are thoughtfully arranged, starting with a well-proportioned reception room at the front, featuring a captivating fireplace that adds warmth and character to the space. The fully-fitted kitchen, located towards the rear of the property, provides a useful space for culinary enthusiasts.

The sleeping quarters consist of a sizeable principal bedroom, overlooking the private garden, and a generously-sized single bedroom that offers versatility and can be tailored to suit various needs. These bedrooms share a tastefully appointed shower room that ensures convenience and comfort for the occupants.

Step outside to discover the tranquil private garden, a serene retreat that beckons you to unwind and enjoy the natural surroundings. The predominantly lawned garden provides a blank canvas for outdoor leisure activities and al fresco dining, offering a perfect spot to bask in the serenity of the surroundings.





Presented to the market with the benefit of no upward chain, this property presents a rare opportunity to secure a residence in the heart of Knowle Village. With its proximity to a myriad of local amenities and the vibrant community of Knowle, residents can enjoy a lifestyle of convenience and comfort, with everything they need just a leisurely stroll away.

In conclusion, this two-bedroom ground floor maisonette offers a harmonious blend of comfort, functionality, and tranquillity, making it an ideal abode for those seeking a serene retreat in a prime location. Don't miss the opportunity to make this residence your own and immerse yourself in the charm of Knowle Village living.

- Two Bedroom Ground Floor Maisonette With Private Garden Located In The Heart Of Knowle Village
- Set Behind A Front Lawn In A Quiet Cul-De-Sac
- All Living Accommodation Is Accessed Via The Entrance Hallway & Is Comprised Of A Well Proportioned Reception Room To The Front With A Feature Fireplace & A Fully Fitted Kitchen To The Rear
- The Property Boasts One Good-Size Double Bedroom With Views Over The Private Garden & One Large Single Bedroom To The Front Of The Property, Both Of Which Are Serviced By A Well Appointed Shower Room
- To The Rear Of The Property Is The Private Garden Which Is Mostly Laid With Lawn
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Heart Of Knowle Village & Within Walking Distance To All Of Knowle's 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: C

Tenure: Leasehold



ENTRANCE PORCH

ENTRANCE HALLWAY

KITCHEN

10' 8" x 6' 6" (3.26m x 1.99m)

RECEPTION ROOM

14' 3" x 11' 0" (4.35m x 3.35m)

PRINCIPAL BEDROOM

13' 5" x 10' 0" (4.10m x 3.04m)

BEDROOM TWO

10' 11" x 6' 4" (3.32m x 1.92m)

SHOWER ROOM

6' 4" x 5' 3" (1.94m x 1.61m)

TOTAL SQUARE FOOTAGE

55.0 sq.m (592 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

PRIVATE GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, washing machine, all carpets, all blinds, all light fittings and all furniture (except the single bed).

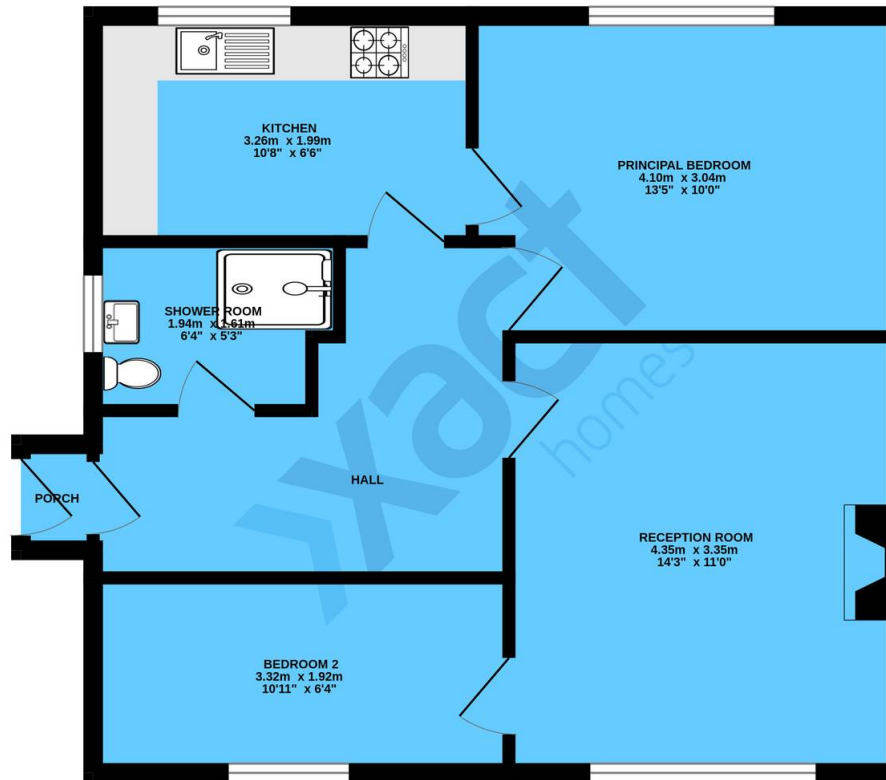
ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Service charge - TBC. 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.

GROUND FLOOR



TOTAL FLOOR AREA: 55.0 sq.m. (592 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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