



TRUEMAN HOUSE, 5 GROVE ROAD, KNOWLE, B93 0PH
ASKING PRICE OF £474,950



» No Upward Chain

» Three Bedroom Apartment

» Located Midway Between Knowle & Dorridge Villages

» Ideal For Investor Or Someone Looking To Downsize

» Walking Distance To Dorridge Station

» Two Reception Rooms

» Master With Ensuite

» Garage

» EPC Rating B

PROPERTY OVERVIEW

Located midway between the villages of Knowle and Dorridge and within easy walking distance to Dorridge Station is this three bedroom first floor apartment which benefits from being offered to the market with no upward chain. This large apartment is located opposite Knowle and Dorridge Cricket Club and affords private entrance hallway, dual aspect living room, dining room, three bedrooms (master with ensuite) and bathroom. To the ground floor the property benefits from a separate garage. Viewing is strictly via Xact Homes on 01564 777284.

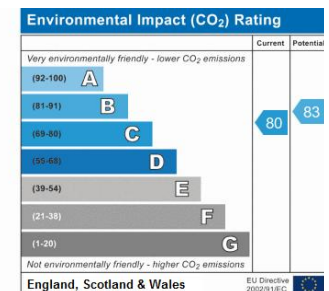
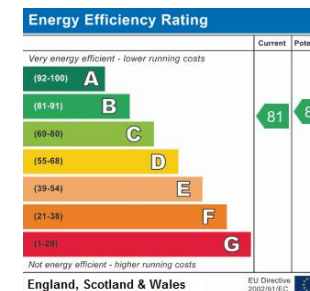
PROPERTY LOCATION

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 F
TENURE	Leasehold (share of freehold)
SERVICES	Water meter, mains gas, electricity and sewers
SERVICE CHARGE	£2,500pa
GROUND RENT	Nil

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch fridge freezer, Bosch dishwasher, carpets, curtains, blinds, fitted wardrobes in bedroom three, light fittings and electric garage door



HALLWAY

LIVING ROOM

23' 4" x 14' 6" (7.10m x 4.42m)

DINING ROOM

13' 10" x 10' 0" (4.22m x 3.05m)

KITCHEN

11' 5" x 10' 4" (3.48m x 3.15m)

MASTER BEDROOM

15' 4" x 10' 6" (4.67m x 3.20m)

ENSUITE

BEDROOM TWO

15' 5" x 8' 10" (4.70m x 2.70m)

BEDROOM THREE

15' 4" x 10' 6" (4.67m x 3.20m)

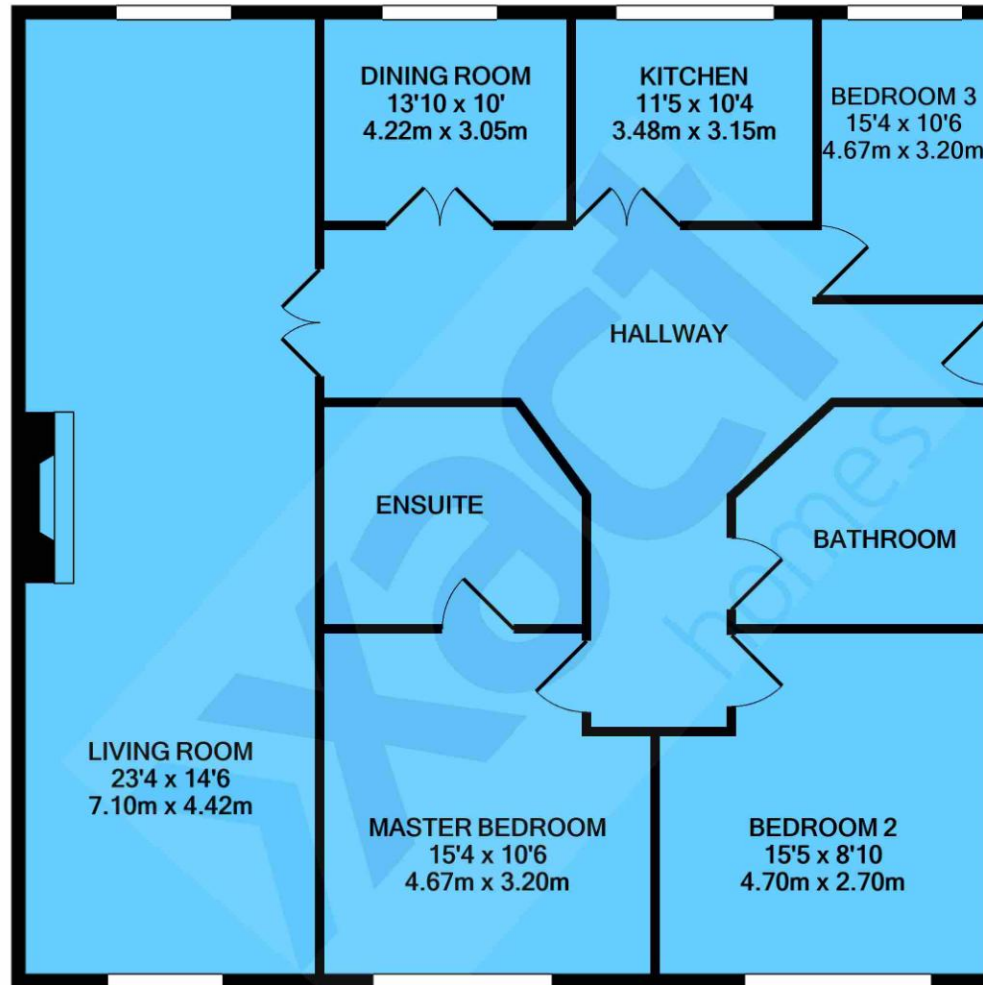
BATHROOM

OUTSIDE THE PROPERTY

GARAGE







TOTAL APPROX. FLOOR AREA 1120 SQ.FT. (104.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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