

# HUNTERS<sup>®</sup>

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Warwick Road, Knowle, Solihull

Offers In Excess Of £400,000



Council Tax: D



# 1300 Warwick Road

Knowle, Solihull, B93 9LQ

## Offers In Excess Of £400,000



An Exceptional Ground Floor Apartment with Private Balcony & Concierge Living.

Step into this truly stunning ground floor apartment, offering the perfect blend of style, comfort and convenience, complete with a private balcony—ideal for relaxing and enjoying warm summer evenings.

At the heart of the home is a beautifully designed open-plan sitting room, providing a bright and inviting living space. A door from the sitting area leads directly onto the balcony, which comfortably accommodates a table and chairs—perfect for al fresco dining or unwinding outdoors.

The sitting room flows seamlessly through to the recently fitted, contemporary kitchen, finished to an exceptional standard. Featuring striking white onyx worktops, sleek modern wall and base units, and a range of high-end integrated appliances including a wine cooler, this space is both stylish and highly functional. The addition of ceramic tiled floors and ceiling downlighters enhances the clean, modern feel, creating an ideal environment for cooking and entertaining.

The apartment offers two generous double bedrooms, with the impressive principal bedroom benefiting from extensive built-in wardrobes and a stylish en-suite shower room. A beautifully finished family bathroom complements the accommodation, featuring a contemporary white suite with shower over the bath.

Further benefits include ample storage space, perfect for coats and everyday essentials, ensuring the home remains uncluttered and practical.

Externally, the property excels with secure subterranean parking for two vehicles, accessed via an electric door, along with additional storage space—ideal for bicycles and larger items.

Residents also enjoy the advantage of a concierge service with a welcoming reception area, as well as lift access to all floors, adding to the overall sense of luxury and ease of living.

This is a rare opportunity to acquire a beautifully appointed apartment in a highly desirable setting—perfect for professionals, downsizers or investors alike.

Viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Tel: 01564 770707



Road Map



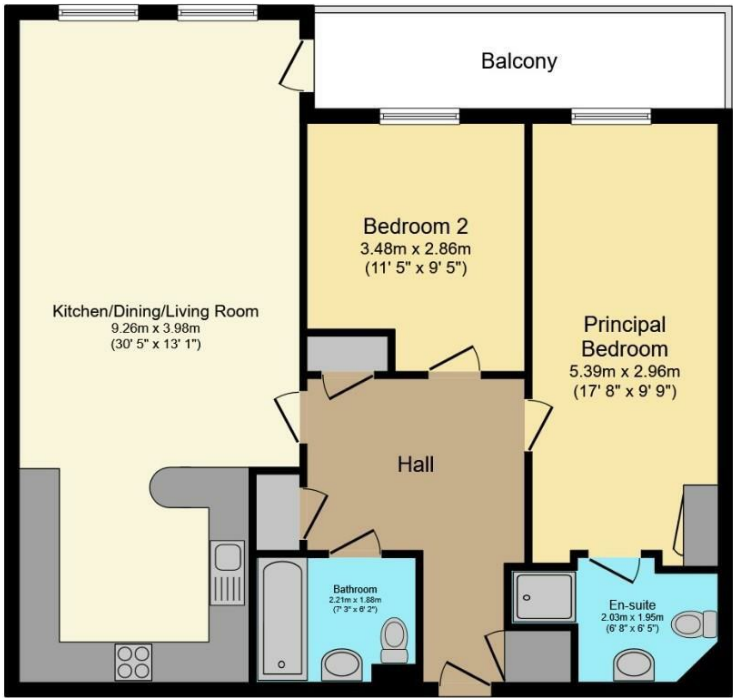
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

Total floor area 92.8 sq.m. (999 sq.ft.) approx

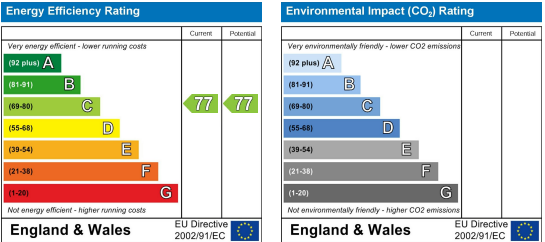
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.