



# Crabmill Close, Knowle

Guide Price £425,000





## PROPERTY OVERVIEW

Welcome to this exquisite two-bedroom first-floor luxury apartment located in the heart of Knowle Village. Situated in a gated development, this elegant property offers a secure and private living environment, complete with allocated parking and a separate garage for your convenience.

Upon entering, you are greeted by a spacious entrance hallway that leads to all the living accommodation. The property boasts a generously sized lounge, featuring a charming feature fireplace, perfect for relaxing and entertaining guests. The modern breakfast kitchen is fully fitted with integrated appliances, promising a seamless cooking experience for the culinary enthusiast.

The apartment offers two large double bedrooms, providing ample space for rest and relaxation. The principal bedroom benefits from a well-appointed ensuite bathroom, while a separate shower room caters to the needs of residents and guests alike. Every detail has been carefully considered to ensure comfort and luxury throughout.

Residents of this prestigious development have access to communal gardens, creating a peaceful oasis in the heart of the village. Enjoy the tranquility of outdoor spaces without leaving the comfort of your home.





This property is a rare find in the sought-after Knowle Village and is presented to the market with the added benefit of no upward chain, offering a smooth and hassle-free purchase process. With its prime location, residents are within walking distance to all the amenities that Knowle has to offer, including local shops, restaurants, and transport links, making it a convenient and desirable place to call home.

In summary, this stunning two-bedroom apartment offers a luxurious living experience in a prime location, with modern amenities, secure parking, and tranquil communal gardens. Don't miss this opportunity to own a piece of paradise in the heart of Knowle Village. Contact us today to arrange a viewing and secure your dream home.



- Large Two Bedroom First Floor Luxury Apartment Set In The Heart Of Knowle Village
- A Gated Development With Allocated Parking & A Separate Garage
- All Living Accommodation Is Located Off The Large Entrance Hallway & Is Comprised Of A Large Lounge With Feature Fireplace & Fully Fitted Modern Breakfast Kitchen Boasting Fully Integrated Appliances
- The Property Benefits From Two Large Double Bedrooms & Two Well Appointed Bathrooms, One Of Which Is An Ensuite
- Set Within Beautiful Communal Gardens
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within The Heart Of Knowle Village & 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: D

Tenure: Share of Freehold



#### **ENTRANCE HALLWAY**

#### **BREAKFAST KITCHEN**

11' 9" x 11' 3" (3.59m x 3.43m)

#### **LOUNGE**

14' 6" x 14' 2" (4.41m x 4.32m)

#### **PRINCIPAL BEDROOM**

16' 4" x 11' 3" (4.98m x 3.42m)

#### **ENSUITE**

#### **BEDROOM TWO**

12' 10" x 12' 1" (3.90m x 3.69m)

#### **SHOWER ROOM**

#### **TOTAL SQUARE FOOTAGE**

92.0 sq.m (990 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **GATED ALLOCATED PARKING**

#### **COMMUNAL GARDENS**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, all light fittings, fitted wardrobes in both bedrooms and electric garage door.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers, gas and electricity. Service charge - £2,640 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.

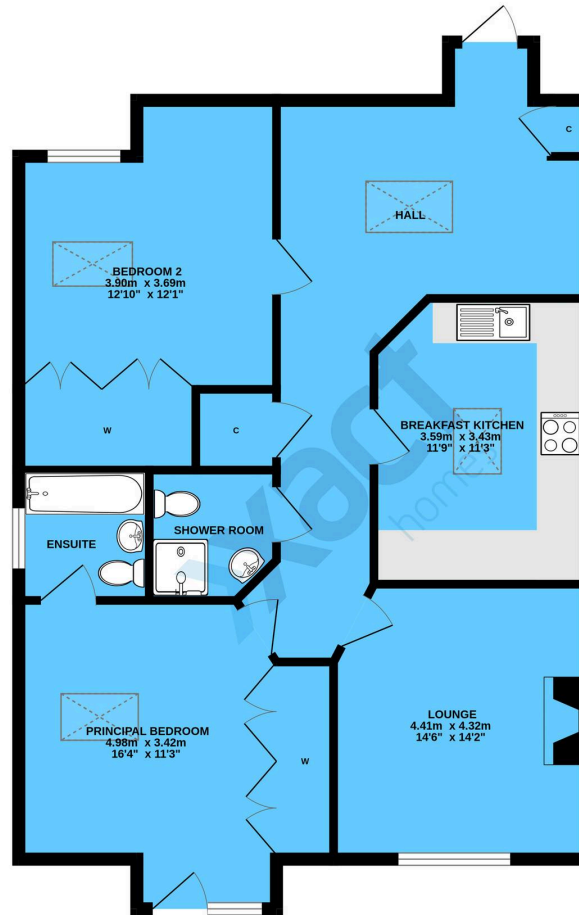
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



1ST FLOOR



TOTAL FLOOR AREA: 92.0 sq.m. (990 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**

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