



Arden Grange, High Street, Knowle

Guide Price £425,000



PROPERTY OVERVIEW

Presenting a superb ground floor apartment within the highly regarded Arden Grange development: this spacious two bedroom, two bathroom home is designed exclusively for the over 55s and is offered to the market with no upward chain. The property is accessed via a welcoming entrance hallway, leading into a generously proportioned lounge that features an attractive fireplace and French doors opening and giving access to a secluded patio, perfect for relaxing or entertaining. The fully fitted kitchen is equipped with integrated appliances, providing both functionality and style for modern living. Both bedrooms are comfortable doubles, with the principal bedroom benefitting from a contemporary en-suite bathroom and a walk-in wardrobe, ensuring ample storage and a touch of luxury. The second bedroom is equally well appointed, serviced by a modern shower room. Residents will appreciate the thoughtful layout and high-quality finishes throughout, which create a warm and inviting atmosphere. The apartment enjoys outdoor space with picturesque views over Knowle village, adding to its unique appeal.





Located directly on Knowle High Street, this property is just a stone's throw and within easy walking distance of GP surgery, post office, pharmacy and a wide range of local amenities, including shops, restaurants and cafes offering convenience and an excellent standard of living. Arden Grange is renowned for its friendly community and well-maintained communal areas, providing peace of mind and security for residents. This apartment represents an exceptional opportunity for those seeking a low-maintenance, high-quality home in a prestigious setting. With the added benefit of no upward chain, early viewing is highly recommended to appreciate all that this delightful property has to offer.

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 and restaurants. 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: Leasehold





- Ground Floor Two Bedroom, Two Bathroom Apartment In The Prestigious Arden Grange Development
- The Property Is Accessed Via The Entrance Hallway & Boasts A Large Lounge With Feature Fireplace & French Doors Opening To Secluded Patio, A Fully Fitted Kitchen With Integrated Appliances
- Benefitting From Two Double Bedrooms & Two Modern Bathrooms, Including The Principal Bedroom Which Boasts An En-Suite Bathroom & A Walk-In Wardrobe
- Outdoor Space With Views Over Knowle Village
- Located On Knowle High Street, A Stone's Throw Away From All Local Amenities
- Set Within The Prestigious Arden Grange Development For The Over 55s
- Offered To The Market With The Benefit Of No Upward Chain

ENTRANCE HALLWAY

LOUNGE

13' 10" x 11' 6" (4.22m x 3.50m)

KITCHEN

7' 10" x 6' 9" (2.40m x 2.05m)

PRINCIPAL BEDROOM

10' 1" x 9' 10" (3.07m x 3.00m)

WALK-IN WARDROBE

ENSUITE

6' 11" x 6' 7" (2.11m x 2.00m)

BEDROOM TWO

10' 0" x 8' 2" (3.05m x 2.50m)

SHOWER ROOM

5' 9" x 4' 8" (1.75m x 1.42m)

TOTAL SQUARE FOOTAGE

65.0 sq.m (702 sq.ft) approx.



OUTSIDE THE PROPERTY

PERMIT PARKING

Car parking space available at £250 pa.

ACCESS TO SECLUDED PATIO

COMMUNAL GROUNDS

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, all carpets, all curtains, all blinds, all light fittings, underfloor heating and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

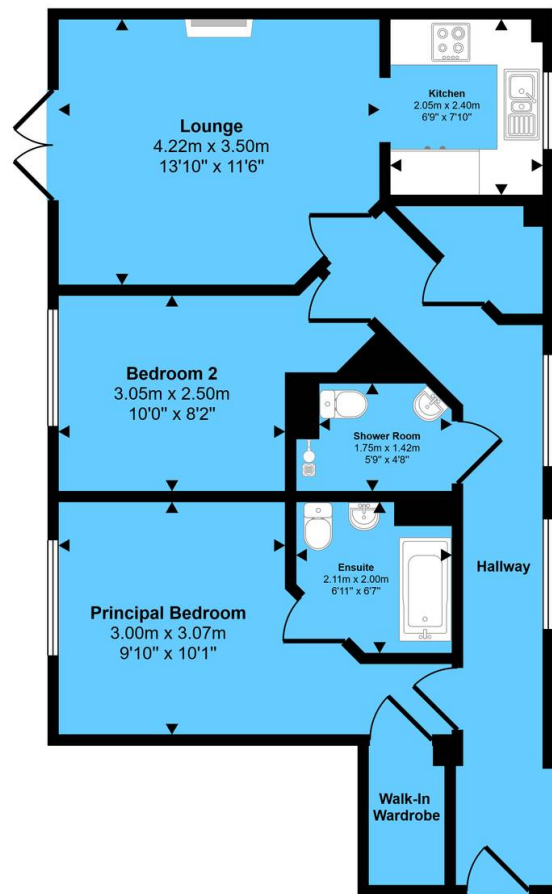
Services – direct mains water, sewers and electricity.
Broadband – cable. Service charge – £4,678.32 pa.
Ground rent – £495 pa. Car parking space available at £250 pa.

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.



Approx Gross Internal Area
65 sq m / 702 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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