



24 Balkwill Crescent, B93 0FH

Sale Price of £365,000



**Love
Property Co.**

24 Balkwill Crescent, Knowle, Solihull, B93 0FH

Tenure – Freehold
EPC Rating - B
Council Tax Band - D

Love Property Co are pleased to offer this immaculately presented two-bedroom terrace property situated on a quiet crescent. The location of this property is ideal, with Dorridge station and local amenities just a short walk away. It is perfect for first-time buyers or investors looking for a well-maintained property in a desirable area.

Upon entering the property, you are welcomed by a spacious open plan entrance hallway and lounge leading to a guest toilet. The modern fitted kitchen/diner boasts integrated appliances, providing a stylish and practical space for cooking is flooded with natural light, creating a bright and inviting atmosphere. Ample storage is available throughout the property.

This property features two generously sized double bedrooms, with bedroom two benefiting from built in wardrobes. A family bathroom with a shower over bath completes the accommodation.

Outside, there is a low maintenance rear garden, perfect for those who want to enjoy outdoor living without the hassle of extensive maintenance. To the front of the property, there is a driveway providing parking for two vehicles.

The Current Owners have a part 40% ownership through Bromford Home Ownership, however you can purchase 100% and the freehold of the property upon completion.

Overall, this property offers contemporary, comfortable living in a fantastic location. Viewing is highly recommended.



PROPERTY MEASUREMENTS:

LOUNGE

12' 2" X 15' 5" (3.71m x 4.70m)

KITCHEN/DINER

8' 3" X 15' 5" (2.52m x 4.70m)

WC

4' 7" X 6' 3" (1.40m x 1.90m)

BEDROOM ONE

10' 6" X 15' 5" (3.19m x 4.70m)

BEDROOM TWO

11' 2" X 12' 5" (3.39m x 3.79m)

FAMILY BATHROOM

6' 5" X 6' 5" (1.95m x 1.95m)

TOTAL SQUARE FOOTAGE

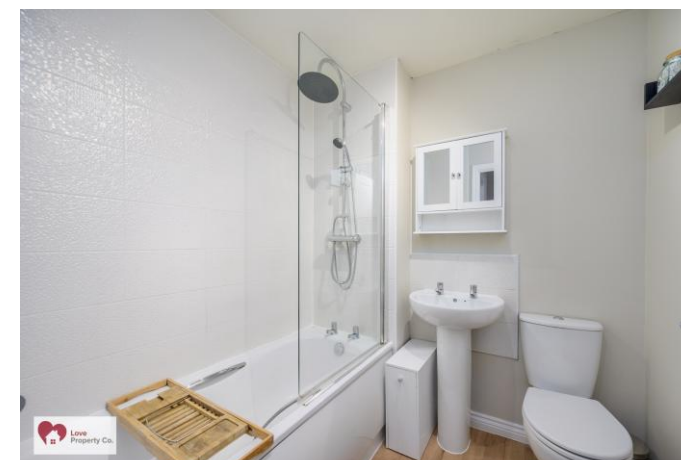
792.2 sq. feet 73.6 sq. metres approx.

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.

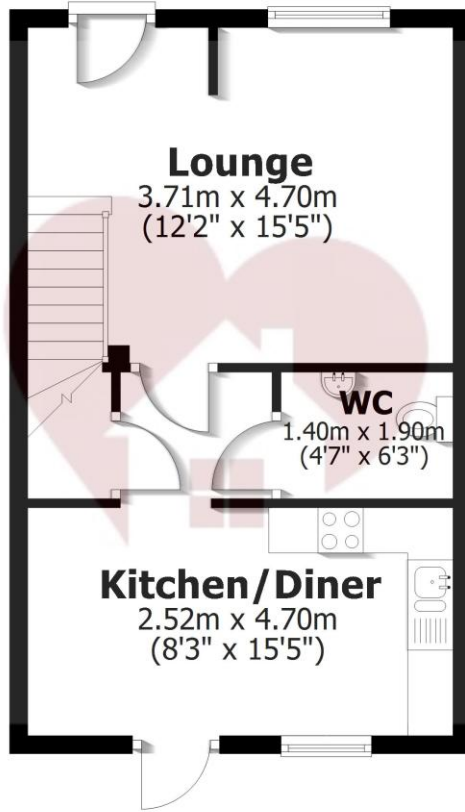
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



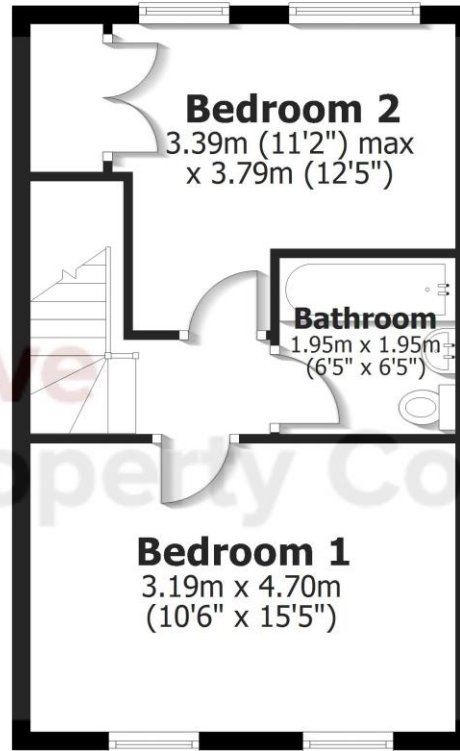
Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 73.6 sq. metres (792.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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