



**125 St Johns Close, B93 0NL**  
Sale Price of £265,000



**Love**  
Property Co.

## 125 St Johns Close, Knowle, B93 0NL

Tenure – Leasehold 128 years remaining (approx.)

EPC Rating – C

Council Tax Band - C

Love Property Co are pleased to offer this well-maintained ground floor two-bedroom maisonette to the market with **\*\*NO CHAIN\*\***, this property is conveniently located and just a short walking distance from local amenities, making it an ideal choice for individuals seeking both comfort and convenience.

Accessed via own porch entrance, the property boasts a spacious lounge/diner, conservatory, good size modern fitted kitchen with integrated appliances features ample storage space, ensuring functionality and ease of living with private garden to rear of property.

Accompanied by a family shower room and two well-appointed bedrooms, this property is perfectly suited for first-time buyers looking to step onto the property ladder, downsizers or astute investors seeking a lucrative opportunity.

With its prime location and practical layout including a garage to the rear of the property, early viewing is highly recommended to fully appreciate this property.

### 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 AND HS2 are also within easy access from Knowle village.



## PROPERTY MEASUREMENTS:

### LOUNGE/DINING

14' 9" X 11' 11" (4.49m x 3.63m)

### KITCHEN

8' 11" X 10' 9" (2.73m x 3.27m)

### CONSERVATORY

8' 10" X 7' 11" (2.68m x 2.41m)

### BEDROOM 1

14' 2" x 10' 10" (4.32m x 3.31m)

### BEDROOM 2

8'11" x 11' 9" (2.72m x 3.59m)

### SHOWER ROOM

6' 9" x 7' 5" (2.07m x 2.25m)

### TOTAL SQUARE FOOTAGE

Total floor area: 784.5 sq. ft. approx. (72.9 sq. metres)



Vendors have provided the following:

Lease Approximately: 128 Years

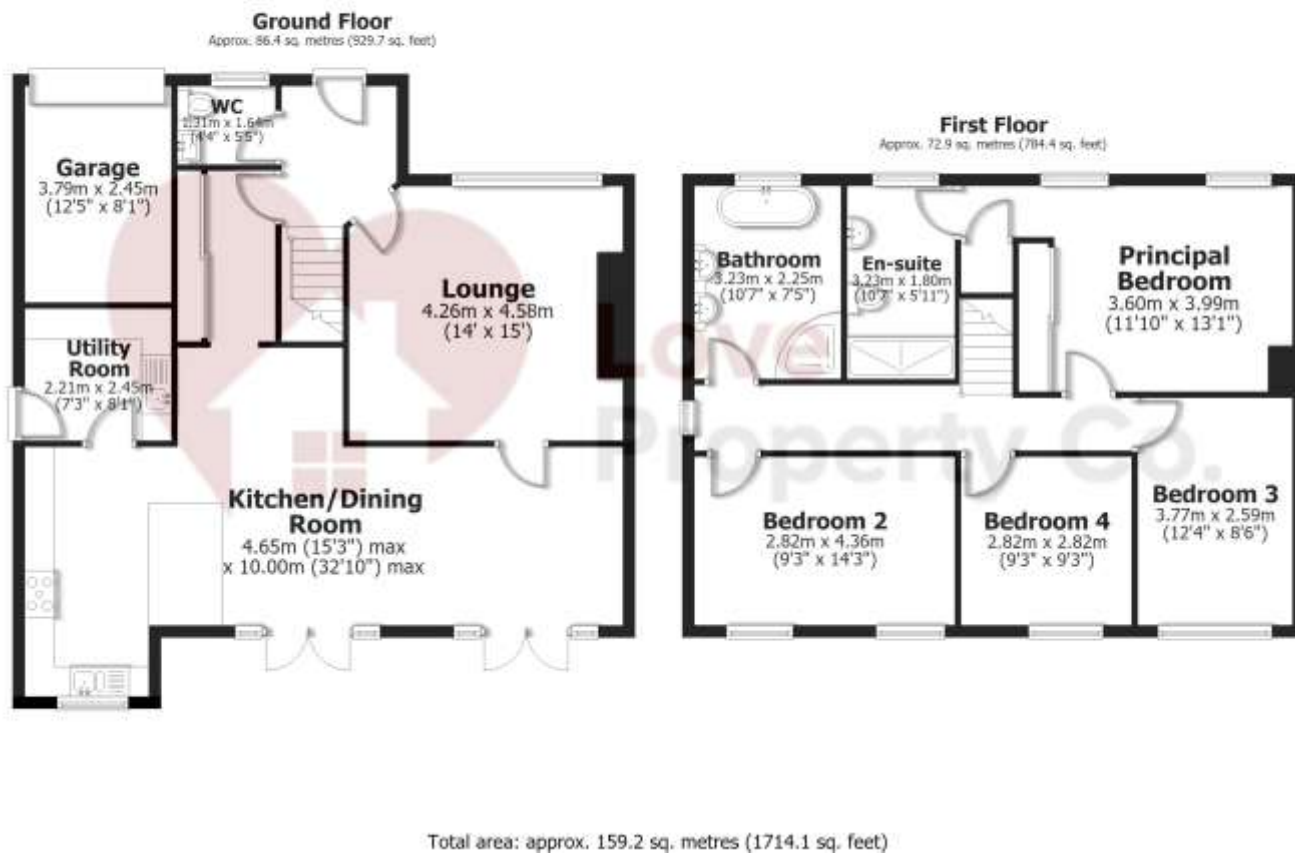
Ground Rent: £15 Per Annum

Service Charge: £0

### 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.





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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