



High Street, Knowle

Guide Price £425,000





PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this luxury two bedroom first floor retirement apartment designed for the over 60's which is situated in the highly sought after Arden Grange development. Located in the heart of Knowle the property is within easy walking distance to all local amenities and is accessed via a welcoming communal entrance benefitting from a delightful residents lounge and lift access to all floors. Upon entering the apartment you are greeted via a spacious entrance hallway leading through to an open plan living / dining room benefitting from an abundance of natural light and ample space for free standing furniture. The remainder of the property consists of:- a fitted kitchen with fully integrated appliances; a large double principal bedroom with a generously sized walk-in wardrobe with fitted units, ensuite shower room, second double bedroom with fitted wardrobes and shelving and a family bathroom with walk-in shower. Outside the property, enjoys excellent communal gardens with ample seating and onsite parking. This development has camera door entry and 24-hour emergency call systems, should you require assistance.





The development also boasts a guest Suite (available overnight for a small charge, subject to availability for visitors) and an on site manager taking care of the running of the development.

To fully appreciate this property we recommend Early Internal Viewing. To view this superb apartment call Xact Homes today on 01564 777284.

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: F

Tenure: Leasehold





- Spacious Luxury Two Bed Apartment For Over 60's
- No Upward Chain
- 24-Hour Emergency System
- Walk In Shower Room
- Homeowners Lounge
- House Manager
- Secure Entry System
- Underfloor Heating Throughout
- Communal Gardens
- Park Permit Scheme (STA)

ENTRANCE HALLWAY

LIVING/DINING ROOM

12' 3" x 23' 8" (3.74m x 7.22m)

KITCHEN

8' 4" x 8' 8" (2.54m x 2.63m)

PRINCIPAL BEDROOM

15' 10" x 12' 2" (4.82m x 3.72m)

WALK IN WARDROBE

5' 9" x 4' 9" (1.76m x 1.46m)

ENSUITE

7' 1" x 7' 0" (2.16m x 2.13m)

BEDROOM TWO

10' 0" x 14' 2" (3.04m x 4.33m)

SHOWER ROOM

6' 9" x 4' 8" (2.07m x 1.43m)

TOTAL SQUARE FOOTAGE

95.0 sq.m (1027 sq.ft) approx.

OUTSIDE THE PROPERTY

LANDSCAPED COMMUNAL GARDENS

ON SITE PARKING

**ITEMS INCLUDED IN THE SALE**

Neff Integrated oven. Neff Integrated hob, Extractor, Fridge/freezer, Dishwasher, Underfloor heating, All carpets, curtains, blinds and light fittings and Fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services – mains electricity and sewers. Broadband – FTTP (fibre to the premises). Service charge – £4,864.30 pa. (2026 – 2027). Ground rent – £495 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.

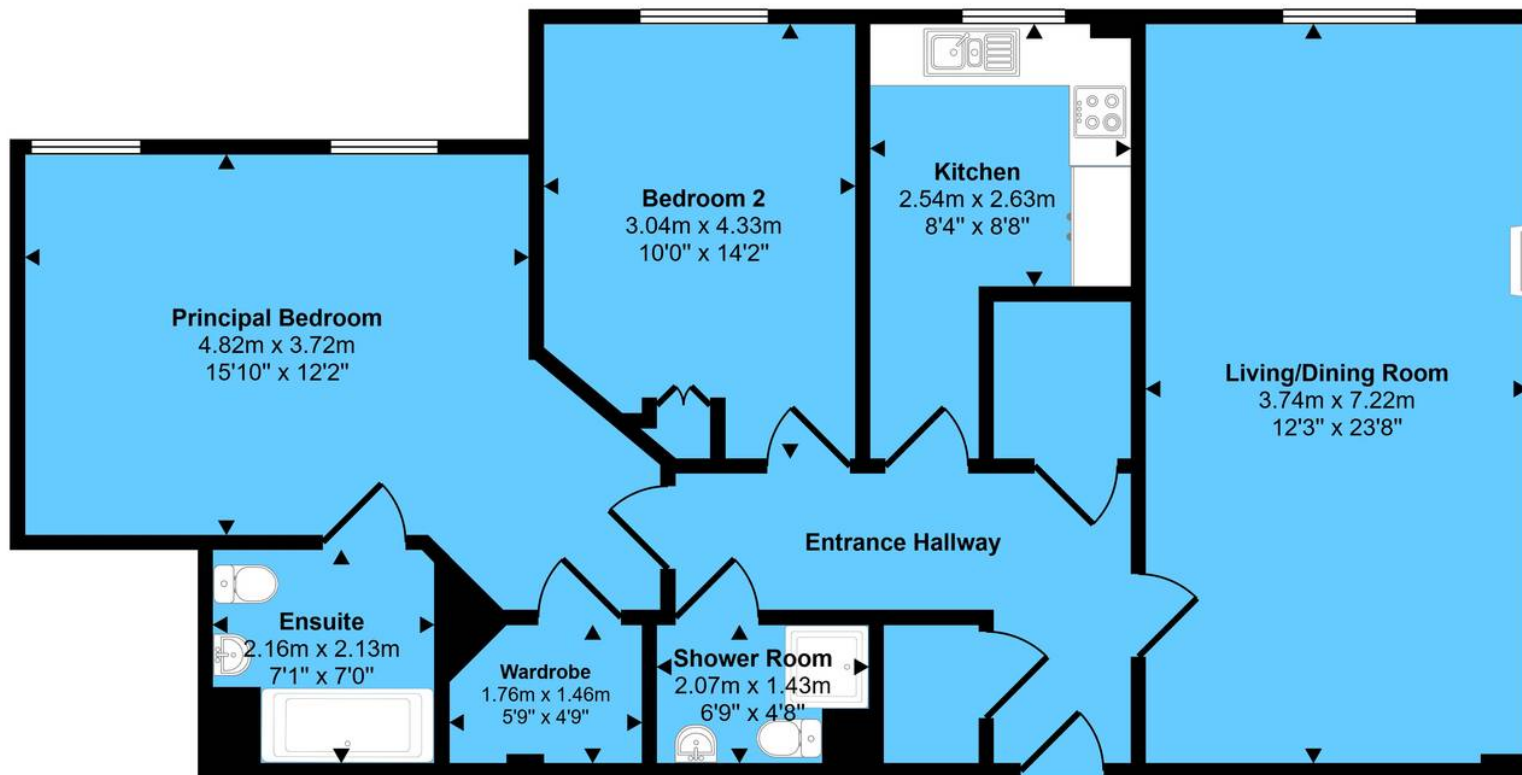
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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
95 sq m / 1027 sq ft



Floorplan

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

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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