



## St. Lawrence Close, Knowle

Guide Price £250,000





## PROPERTY OVERVIEW

Presenting a modern two-bedroom first-floor maisonette situated in the heart of Knowle Village: this property offers contemporary living in a sought-after location.

Upon entering, the living spaces unfold graciously through the entrance hallway, leading to a spacious lounge, illuminated by a picture window, and a modern, fully fitted kitchen.

Nestled behind a front lawn and separate garage, this residence exudes convenience and functionality. The two well-proportioned bedrooms provide comfortable retreats, both serviced by a modern family bathroom.

Positioned adjacent to Knowle Park, this home enjoys a serene setting within the vibrant heart of Knowle Village. Residents benefit from the convenience of walking distance proximity to all the amenities and attractions that Knowle has to offer. This includes easy access to local shops, eateries, schools, and recreational facilities, ensuring a lifestyle of comfort and convenience.

Combining modern interiors with a prime location, this property presents an ideal opportunity for those seeking a stylish residence in a dynamic community. Don't miss the chance to experience the charm and convenience of living in this desirable location in Knowle.





## 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: C

Tenure: Share of Freehold





- Modern Two Bedroom First Floor Maisonette Located In The Heart Of Knowle Village
- Set Behind A Front Lawn & Benefitting From A Garage & On Street Parking
- All Living Accommodation Is Accessed Via The Entrance Hallway And Includes A Large Lounge With A Picture Window & A Modern Fully Fitted Kitchen
- The Property Boasts Two Well Proportioned Bedrooms, Both Of Which Are Serviced By A Modern Family Bathroom
- Located Adjacent To Knowle Park In The Heart Of Knowle Village
- Walking Distance To All Of The Amenities Knowle Has To Offer



#### **ENTRANCE HALLWAY**

#### **LOUNGE**

16' 2" x 10' 10" (4.93m x 3.30m)

#### **KITCHEN**

8' 10" x 8' 1" (2.69m x 2.46m)

#### **PRINCIPAL BEDROOM**

15' 10" x 9' 7" (4.83m x 2.92m)

#### **BEDROOM TWO**

9' 7" x 9' 3" (2.92m x 2.82m)

#### **BATHROOM**

6' 1" x 5' 7" (1.85m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

61.4 sq.m (661 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

16' 1" x 8' 9" (4.90m x 2.66m)

#### **ON STREET PARKING**



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

Free-standing cooker, all carpets, all blinds and all light fittings.

#### **ADDITIONAL INFORMATION**

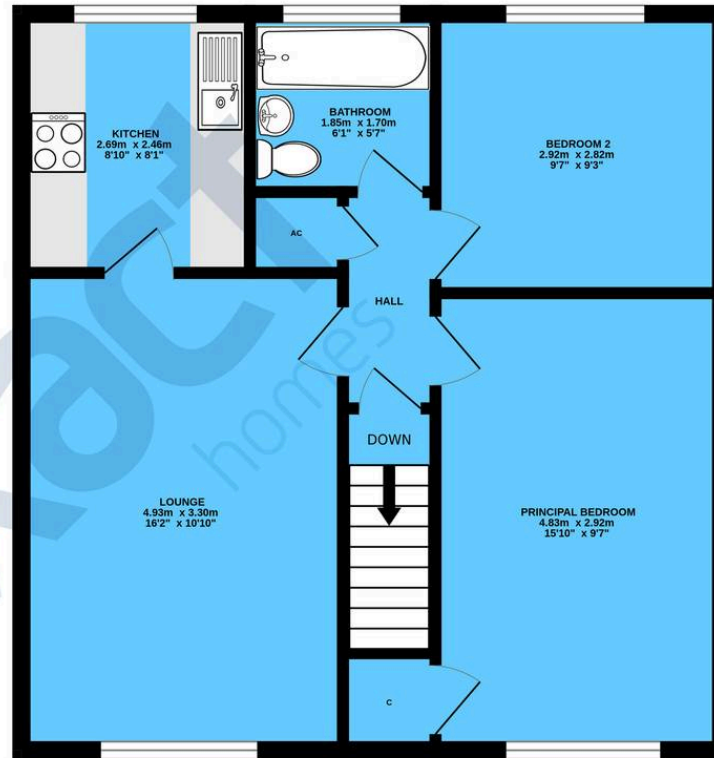
Services - direct mains water, sewers and electricity.  
Loft - partially boarded. Service charge - £70 pa.

#### **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.

GARAGE

1ST FLOOR



TOTAL FLOOR AREA : 61.4 sq.m. (661 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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