



# High Street, Knowle

Guide Price £325,000





## PROPERTY OVERVIEW

Introducing this two bedroom second floor retirement apartment set within the heart of Knowle Village.

All living accommodation is accessed via the entrance hallway and is comprised of a large lounge with Juliette balcony (overlooking the rear communal garden) and a fully fitted kitchen. The property benefits from two good-sized bedrooms which are serviced by two bathrooms, one of which is en-suite to the principal bedroom.

Situated on Knowle High Street, just a short walk from all the amenities Knowle Village has to offer, this charming property is offered to the market with no upward chain. Nestled within the prestigious Arden Grange development, it provides a secure and tranquil retirement setting in a highly sought-after location.



Arden Grange, as well as the individual apartments, comprises a number of shared facilities enjoyed by its vibrant and sociable community. These include a large residents' communal lounge (where a number of residents regularly meet and which itself has a small kitchen attached), a laundry (with washing machines, tumble dryers and ironing facilities), a mobility scooter storage room, a guest suite and, of course, a lift. It also benefits from a secure entry system.



Arden Grange has a house manager in attendance every weekday and every resident has access to a 24-hour alert system through a wearable fob and alarm pull cords, giving peace of mind to the residents and their relatives alike. The managing agents are McCarthy & Stone.

Outside the property - accessed directly from the communal lounge - is the landscaped and well-maintained communal garden with seating areas, providing a tranquil environment for residents to relax or socialise. Car parking is available for visitors and, if desired, a car parking permit can be obtained for residents.

Don't miss this opportunity to own a charming retirement apartment with communal facilities in the sought-after location of Knowle Village.

#### 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.





- Two Bedroom Retirement Apartment Set Within The Heart Of Knowle Village
- Underfloor Heating Throughout
- All Living Accommodation Is Accessed Via The Entrance Hallway & Includes A Large Lounge With Juliette Balcony (Overlooking The Rear Communal Garden) & A Fully Fitted Kitchen
- The Property Benefits From Two Good Sized Bedrooms Which Are Serviced By Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom (Which Also Has A Walk-In Wardrobe)
- Located On Knowle High Street & Walking Distance To All Amenities Knowle Village Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within The Prestigious Arden Grange Development

Council Tax band: E

Tenure: Leasehold



#### **ENTRANCE HALLWAY**

#### **LOUNGE**

15' 6" x 12' 0" (4.73m x 3.67m)

#### **KITCHEN**

8' 8" x 7' 11" (2.63m x 2.42m)

#### **PRINCIPAL BEDROOM**

12' 11" x 11' 4" (3.94m x 3.45m)

#### **ENSUITE**

8' 8" x 7' 3" (2.63m x 2.21m)

#### **BEDROOM TWO**

11' 9" x 9' 2" (3.57m x 2.79m)

#### **SHOWER ROOM**

7' 4" x 4' 9" (2.24m x 1.46m)

#### **TOTAL SQUARE FOOTAGE**

67.7 sq.m (729 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**RESIDENTS' PERMIT PARKING AVAILABLE UPON REQUEST**

**VISITOR PARKING**

**COMMUNAL GARDENS**



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

Neff integrated oven, Neff integrated hob, Neff extractor, Neff fridge/freezer, Neff dishwasher, all carpets, all curtains, all blinds and all light fittings.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers, electricity and BT access point. Service charge includes Building insurance, water rates, 24-hour emergency call system, repairs, costs of house manager, maintenance and redecoration of interior and exterior communal area, upkeep of gardens and grounds, heat, light and power to communal areas and cleaning of communal windows and apartment exterior windows.

#### **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.

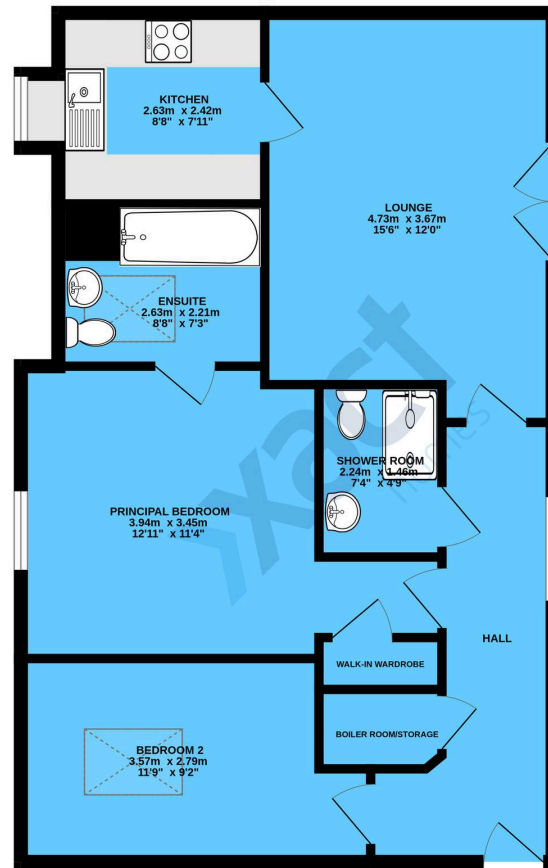
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

2ND FLOOR



TOTAL FLOOR AREA: 67.7 sq.m. (729 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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