



## 15 The Cedars, Downing Close, Knowle, B93 0QA

- ✘ NO UPWARD CHAIN
- ✘ Retirement Apartment
- ✘ Two Bedroom
- ✘ Built In Wardrobes
- ✘ Part Time Visiting Manager
- ✘ Fitted Kitchen
- ✘ Modern Shower Room
- ✘ Attractive Lawned Frontage

Asking Price Of £154,950 **DRAFT**



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## PROPERTY OVERVIEW

This two bedroom first floor apartment is offered to the market with no upward chain and is situated in a retirement block and is ideally placed between both Knowle and Dorridge villages close to all local facilities and amenities including Sainsburys store and Dorridge railway station. Benefitting from a part time visiting manager the property affords a lift providing access to the apartment which is well presented throughout. and is located on the first floor and benefits from parking spaces to the ear. Briefly the property affords:- entrance hallway, living room, dining room/bedroom two, fitted kitchen, modern shower room and an attractive lawned frontage.

## PROPERTY LOCATION

Conveniently located for all local amenities and is approximately three miles from Solihull. In addition, the property provides convenient access to Junction 5 of the M42 providing main road links to both North and South of the country via the M42 / M6 / M5 and M40. The excellent shopping facilities of Solihull are also located close by and contain many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is located close to Junction 6 of the M42, which is some six miles away. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK. Also there are excellent private schools including Solihull School (independent for Boys and Girls aged 7 - 18 years) and St Martins (independent for Girls aged 3 - 18 years).

## COUNCIL TAX

Band TBC

## TENURE

Leasehold

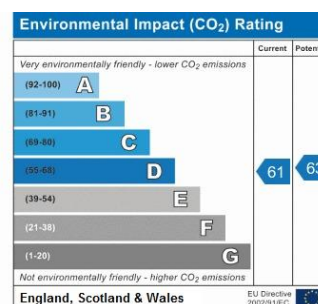
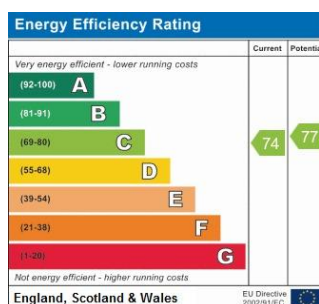
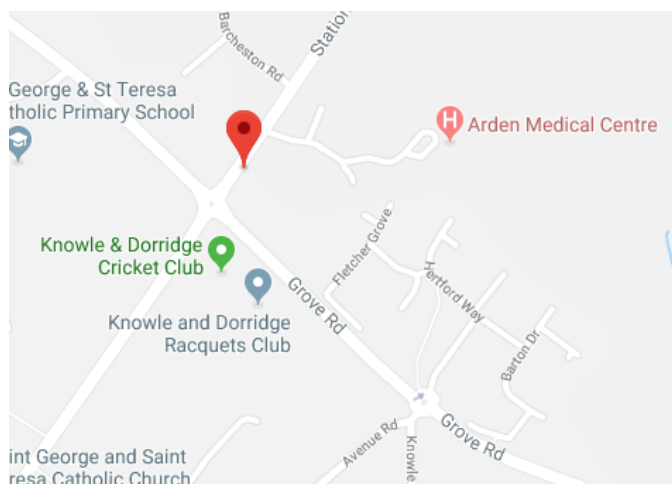
## SERVICES

Mains electricity and water

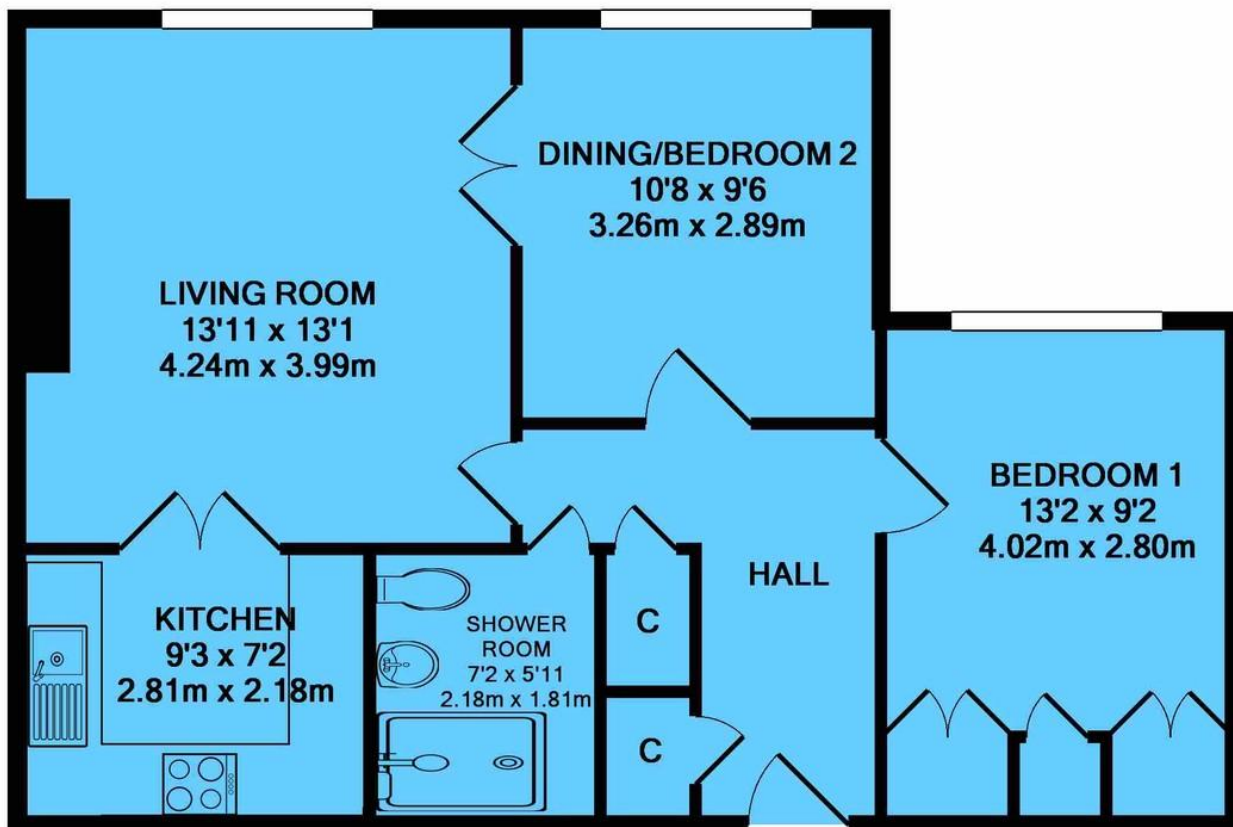
## LAWNED FRONTAGE

## ITEMS INCLUDED IN THE SALE

Carpets, curtains and lights







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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