Bartleys
Estate Agents









15 Mockley Wood Road, Knowle, Solihull, B93 9NF

Price Guide £199,950

- First Floor Maisonette
- Two Double Bedrooms
- Modern Fitted Kitchen
- Luxury Bathroom
- Single Garage En-bloc & Off-Road Parking

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

15 Mockley Wood Road, Knowle, Solihull B93 9NF

15 Mockley Wood Road is a beautifully presented first floor maisonette within a short walk from Knowle High Street which would make an ideal purchase for a first time buyer or investor. The property benefits from gas central heating and briefly affords: an enclosed storm porch, hall way, spacious lounge, modern fitted kitchen, two double bedrooms, refitted bathroom and garden to the rear with a single garage situated in a separate block. No Chain.

APPROACH
The property is approached via a shared resin pathway that leads to an enclosed UPVC double glazed storm porch with UPVC double-glazed front door leading to:-



ENTRANCE LOBBY
Entrance lobby having staircase rising to first floor.

FIRST FLOOR HALLWAY
UPVC double glazed window to side aspect, ceiling light point and doors radiating off the lounge, kitchen, bedroom one, bedroom two and bathroom

LOUNGE (FRONT)
14' 5" (4.4M) X 10' 10" (3.3M)
Ornamental fireplace with log burner and tiled hearth, double panel radiator, ceiling light, coving to ceiling areas, TV aerial point, UPVC double glazed window to the front aspect.



MODERN FITTED KITCHEN (REAR)
10' 6" (3.2M) X 3' 7" (1.1M)
A modern kitchen comprises; a range of contemporary white, high gloss, wall and base level units with mahogany effect work surface areas, composite single drainer sink unit with Franke chrome mixer tap, ceramic tiling to splash prone areas, integrated Samsung 4-ring halogen hob with a Samsung electric oven, concealed canopy extractor fan , integrated dishwasher, space and plumbing for an automatic washing machine, matching cupboard conceals a Worcester combi boiler, UPVC double glazed window to rear aspect.



BEDROOM ONE (REAR)
10' 4" (3.15M) X 11' 6" (3.5M)
EXCLUDING WARDROBE AREAS
A range of fitted wardrobes with mirrored sliding doors, single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.



BEDROOM 2 (FRONT)
11' 2" (3.4M) X 6' 3" (1.9M)
Ceiling light point, single panel radiator, built-in storage cupboard, UPVC double glazed window to front aspect.

REFITTED MODERN BATHROOM
Comprises a modern three-piece, white, suite that incorporates a hand wash basin, close coupled WC, bespoke cabinetry with granite effect work surface, P-shaped panel bath with a chrome Grohe thermostatic shower unit, complementary ceramic tiling to splash prone areas, bespoke towel radiator, ceiling light point, mirrored bathroom cabinet, wood effect flooring, obscure UPVC double glazed window to side aspect.

GARDEN
The garden is open plan and mostly laid to lawn with the rear section belonging to no 15. There is a fence panel perimeter.



GARAGE & OFF-ROAD PARKING
A single garage is situated in a separate block. There is also provision for parking at the front of the property.

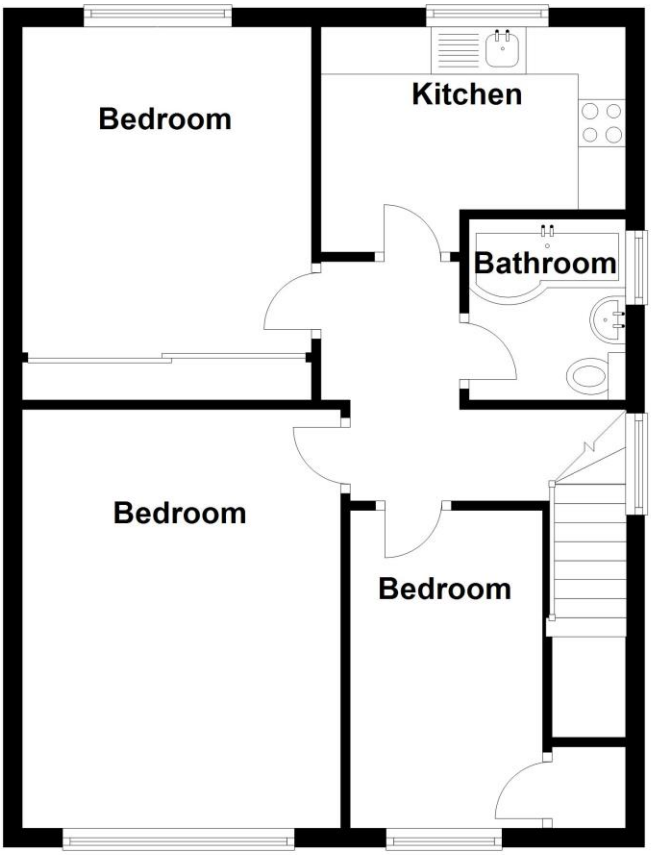
TENURE
We have been advised that the Tenure is Leasehold with approximately 91 years left unexpired. This is subject to Solicitor verification.

GROUND RENT
We have been advised that the Ground Rent is £80.00 per annum. This is subject to Solicitor verification.



First Floor

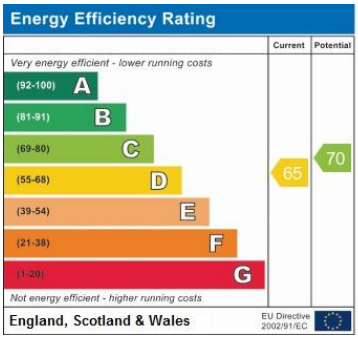
Approx. 53.9 sq. metres (580.0 sq. feet)

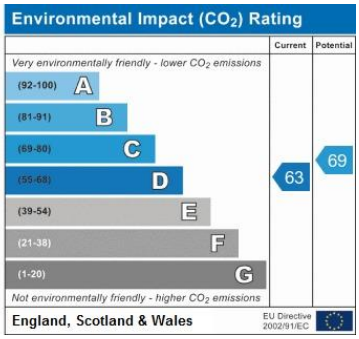


Total area: approx. 53.9 sq. metres (580.0 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com





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