



48 Station Road, Knowle, Solihull, B93 0HT

UNDER APPLICATION A one bedroomed mid terraced cottage situated in the sought after location of Knowle. The property briefly comprises; kitchen, living room, shower room & bedroom. Further benefiting from character features to include exposed timber beams, feature fireplace and communal gardens. Parking is available on road.

Located just a short distance from the Knowle High Street, this property has the benefit of all the local amenities available and is conveniently located for Solihull and Birmingham City Centre further afield. In addition, the property is well placed for access to the M42 (J5) which provides main road links to the M5, M6 and M40. Dorridge Railway Station is also situated just 1.5 miles away and provides direct links to Stratford-upon-Avon, Birmingham City Centre and London Marylebone.



£600 Per Month

Set back from the road, a pedestrian gate provides access to the communal gardens and a paved footpath leads to a timber front door which opens into:-

Entrance Lobby

With door to the bathroom and glazed door opening into:-

Kitchen

10'2" x 5'10" (3.1m x 1.8m)

Wall and base units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap over. Space and plumbing for an automatic washing machine and space for a fridge/freezer. Space for a freestanding cooker. Window to the front, airing cupboard housing the hot water cylinder and shelving. An opening leads through to:-

Lounge

11'9" x 8'6" (3.6m x 2.6m)

Window to the rear overlooking the gardens. Feature brick Inglenook fireplace with inset electric fire. Exposed timber beams, electric panel radiator, door to under-stairs storage cupboard and door to stair-case rising to the first floor.

Shower Room

Quadrant shower cubicle with 'Triton Enrich' shower over, pedestal wash hand basin, low level W.C. Tiling so splash backs, obscure glazed window to the front and extractor fan.

First Floor

From the lounge, a stair-case rises to:-

Bedroom

11'9" x 9'2" (3.6m x 2.8m)

UPVC double glazed window to the front, electric panel radiator, exposed timber beams, wardrobe and drawer unit.

Communal Garden

Laid to lawn garden with a range of mature trees, bushes and shrubs.

Additional Information

Services:

Mains electricity, water and drainage are connected to the property.

Council Tax:
Solihull Borough Council

Viewing:
Strictly by prior appointment through Earles (01564 794 343).

A holding deposit, equivalent to 1 week's rent, will be required upon application.

A dilapidations deposit, equivalent to 5 week's rent, is applicable. This will be registered with the TDS (www.tds.gb)

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