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**01564 777 314**



## Apartment 4 Byron Place

**346 Station Road, Knowle, B93 0ET**  
**Offers in the region of £325,000**

This beautifully presented first-floor apartment offers a delightful living experience and is an ideal choice for first-time buyers, downsizers or investors. The apartment is offered with no upward chain, ensuring a smooth transition for its new owners. This apartment is a wonderful opportunity to enjoy a modern lifestyle in a sought-after location.

### FEATURES

- First Floor Apartment
- Offered with No Upward Chain
- Living/Dining Room
- Kitchen with Integrated Appliances
- Principal Bedroom with En-Suite Shower Room
- Second Bedroom
- Modern Bathroom
- Secure Gated Allocated Parking for 2 Cars
- Communal Grounds
- Close Proximity to Knowle & Dorridge Village Centres

**SCAN FOR MORE INFO**  
**SIZE** - 659 Sq Ft  
**TENURE** - Leasehold  
**SERVICE CHARGE** - £2,318.68 per annum  
**GROUND RENT** - £250 per annum  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE** - EE - 83%, Vodafone - 79%, 3 - 78%, 02 - 76%  
**EPC** - C - 78  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**Are you an investor interested in expanding your portfolio?**

**Call 01564 777 314 to provide your investment criteria for alerts.**



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### **Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### **The Landlord Club**

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### **HTSPMD**

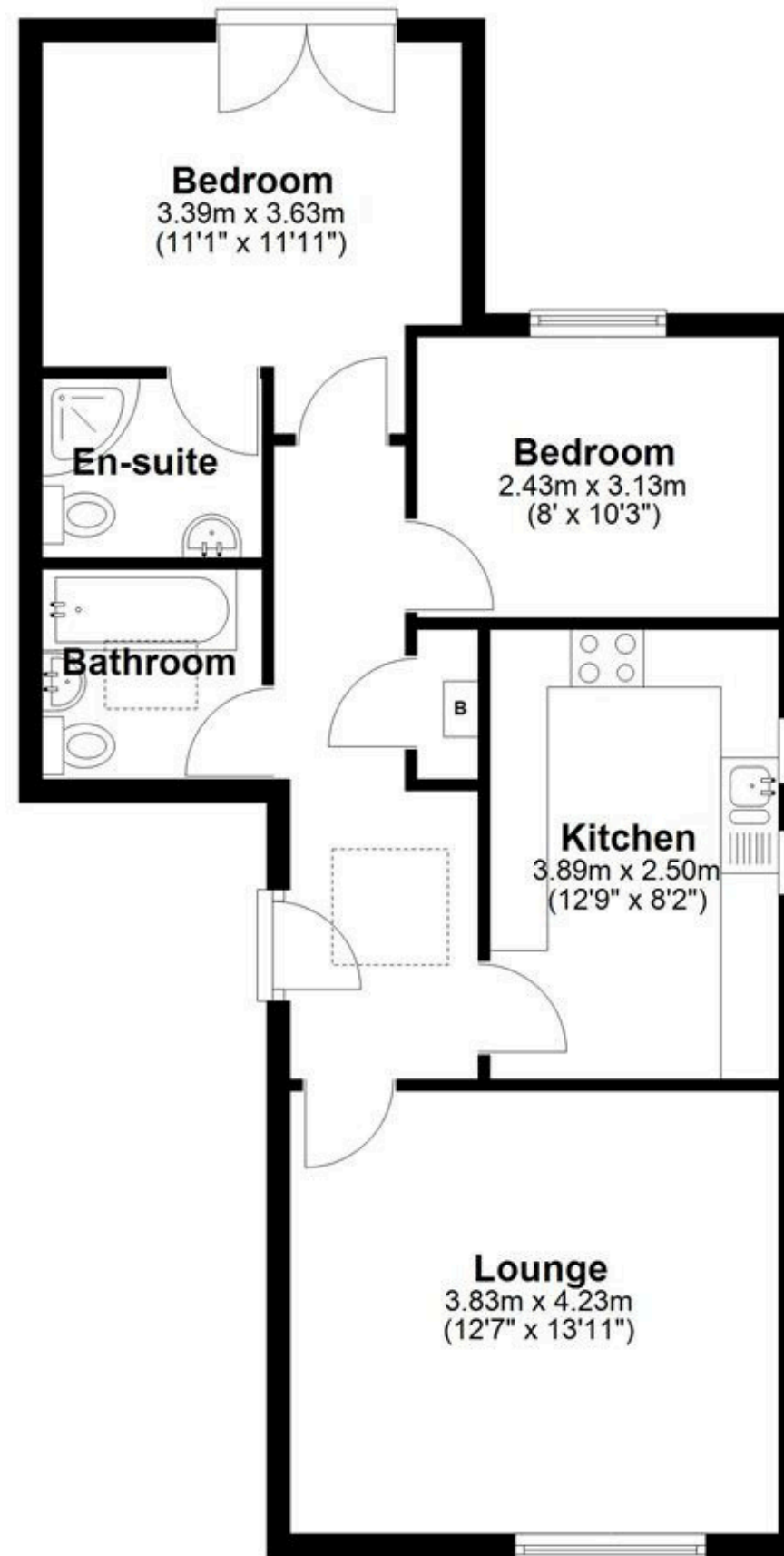
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### **The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

## Floor Plan

Approx. 61.2 sq. metres (659.1 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.