



Langfield Road, Knowle

Guide Price £675,000





PROPERTY OVERVIEW

Located within a quiet cul-de-sac of Knowle and within walking distance to the village, local amenities and all schools, is significantly extended and beautifully presented four bedroom detached property. Set back behind a tarmac driveway providing ample parking and lawned foregarden, the property is accessed via an entrance porch and entrance hallway with guest cloakroom. The ground floor accommodation consists of three reception rooms being living room to the front elevation, dining room to the rear with french doors opening onto the rear patio, and a superb conservatory with underfloor heating which is located off the open plan breakfast kitchen with feature central island and tiled floor. The kitchen also provides access into a utility, which in turn leads into the garage. To the first floor are four bedrooms, three of which are double and benefitting from fitted wardrobes. The principal bedroom benefits from a large modern ensuite. All remaining bedrooms are serviced via the updated family bathroom. Outside the property benefits from a south facing private landscaped rear garden with a full width patio providing ample room for table and chairs. To view this superb family home located within the catchment area of Arden Academy please contact Xact Homes on 01564 777284.

Council tax band: E

Tenure: Freehold





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.



- Four Bedroom Detached
- Arden Academy Catchment Area
- Beautifully Presented Family Home
- Significantly Extended & Improved
- Three Reception Rooms
- Open Plan Breakfast Kitchen With Central Island
- Underfloor Heating To The Conservatory
- Principal Bedroom With Large En Suite

**ENTRANCE PORCH**

6' 1" x 1' 8" (1.85m x 0.5m)

ENTRANCE HALLWAY

7' 2" x 13' 7" (2.18m x 4.14m)

GUEST CLOAKROOM**LIVING ROOM**

14' 9" x 11' 12" (4.5m x 3.65m)

DINING ROOM

8' 10" x 10' 10" (2.7m x 3.3m)

CONSERVATORY

8' 6" x 12' 2" (2.6m x 3.7m)

BREAKFAST KITCHEN

18' 11" x 10' 4" (5.76m x 3.15m)

UTILITY ROOM

8' 8" x 3' 3" (2.65m x 1m)

GARAGE

8' 8" x 15' 5" (2.65m x 4.7m)

FIRST FLOOR**PRINCIPAL BEDROOM**

17' 3" x 9' 6" (5.25m x 2.9m)

EN-SUITE

9' 6" x 5' 9" (2.9m x 1.75m)

BEDROOM TWO

12' 5" x 10' 12" (3.78m x 3.35m)

BEDROOM THREE

11' 4" x 10' 12" (3.45m x 3.35m)

BEDROOM FOUR

8' 9" x 7' 3" (2.66m x 2.2m)

BATHROOM

7' 9" x 7' 1" (2.35m x 2.15m)





OUTSIDE THE PROPERTY

SOUTH FACING PRIVATE LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN SALE

Siemens integrated oven, hob, extractor, fridge, freezer, Hotpoint dishwasher, all carpets, blinds and light fittings, some curtains, fitted wardrobes in three bedrooms and underfloor heating in the conservatory only.

ADDITIONAL INFORMATION

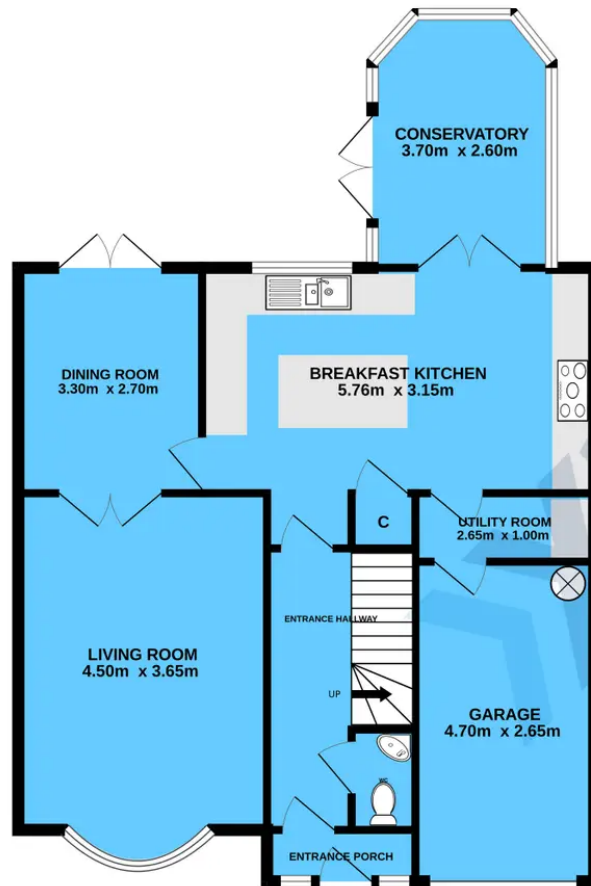
Services - mains gas, electricity and sewers. Broadband - Virgin Media. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

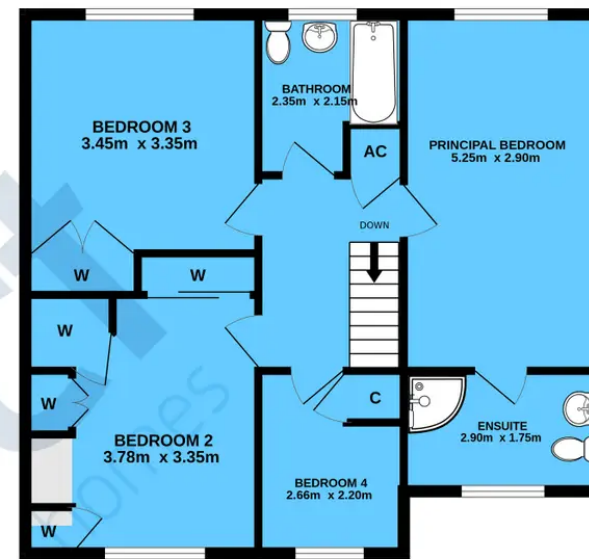
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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