



Longdon Road, Knowle

Guide Price £650,000





PROPERTY OVERVIEW

Located directly opposite Knowle park and within easy walking distance to the village and all local schools, is this significantly extended four double bedroom traditional semi detached property which offers extensive family accommodation including a large open plan breakfast kitchen and family room. The property is set back behind a stoned driveway providing ample parking, is beautifully presented throughout and benefits from a large open plan kitchen / dining and family room with bi-fold doors opening onto the private landscaped rear garden. All ground floor accommodation is via a large hallway with guest cloakroom and includes two large reception rooms currently used a a sitting room and formal living room with study area. Located off the kitchen / diner is a utility which in turn leads to a garage / store. To the first floor are four double bedrooms with the master bedroom benefitting from an ensuite and the remaining bedrooms serviced via a large family bathroom with separate bath and shower. Outside the property enjoys a private landscaped rear garden which is mainly laid with lawn and benefits from a useful storage shed and tree house. To view this superb family home please contact Xact Homes on 01564 777284.





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.

Council Tax band: E Tenure: Freehold

- SIGNIFICANTLY EXTENDED
- FOUR DOUBLE BEDROOM
- SEMI DETACHED
- LOCATED IN THE HEART OF KNOWLE VILLAGE
- WALKING DISTANCE TO ALL LOCAL AMENITIES
- LARGE OPEN PLAN KITCHEN/DINING & FAMILY ROOM
- TWO FURTHER RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- LARGE PRIVATE REAR GARDEN

**HALL**

16' 3" x 7' 7" (4.95m x 2.30m)

DINING ROOM

12' 8" x 11' 10" (3.85m x 3.60m)

LIVING ROOM

18' 8" x 11' 10" (5.70m x 3.60m)

KITCHEN/DINING & FAMILY ROOM

20' 4" x 17' 1" (6.20m x 5.20m)

UTILITY

7' 10" x 7' 5" (2.40m x 2.25m)

STORE

8' 6" x 8' 0" (2.60m x 2.45m)

WC**FIRST FLOOR****PRINCIPAL BEDROOM**

17' 1" x 9' 6" (5.20m x 2.90m)

ENSUITE

4' 9" x 5' 3" (1.45m x 1.60m)

BEDROOM TWO

12' 8" x 11' 10" (3.85m x 3.60m)

BEDROOM THREE

12' 8" x 11' 10" (3.85m x 3.60m)

BEDROOM FOUR

12' 10" x 7' 9" (3.90m x 2.35m)

BATHROOM

8' 2" x 7' 10" (2.50m x 2.40m)



**TOTAL SQUARE FOOTAGE**

Total floor area - 155.7 sq.m = 1676 sq.ft approx

OUTSIDE THE PROPERTY**OFF ROAD PARKING****NORTH WEST FACING REAR GARDEN****MONEY LAUNDERING**

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.

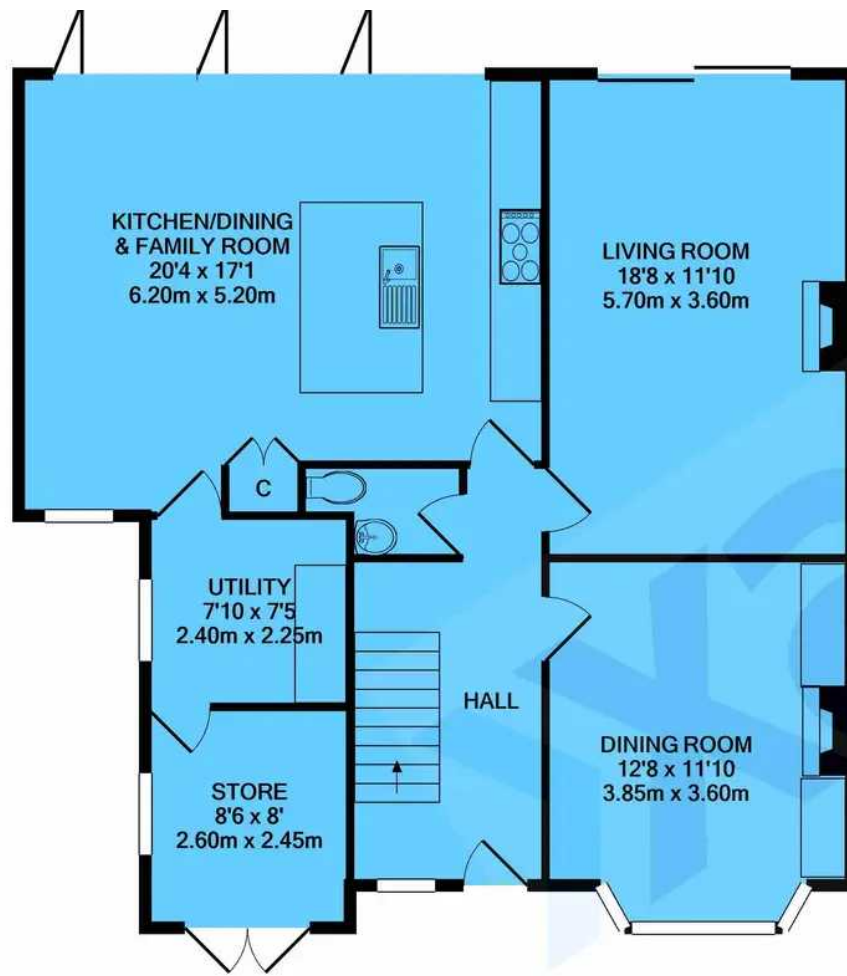
ITEMS INCLUDED IN THE SALE

Smeg free standing cooker, integrated fridge freezer, integrated dishwasher, all carpets, all blinds, garden shed and tree house

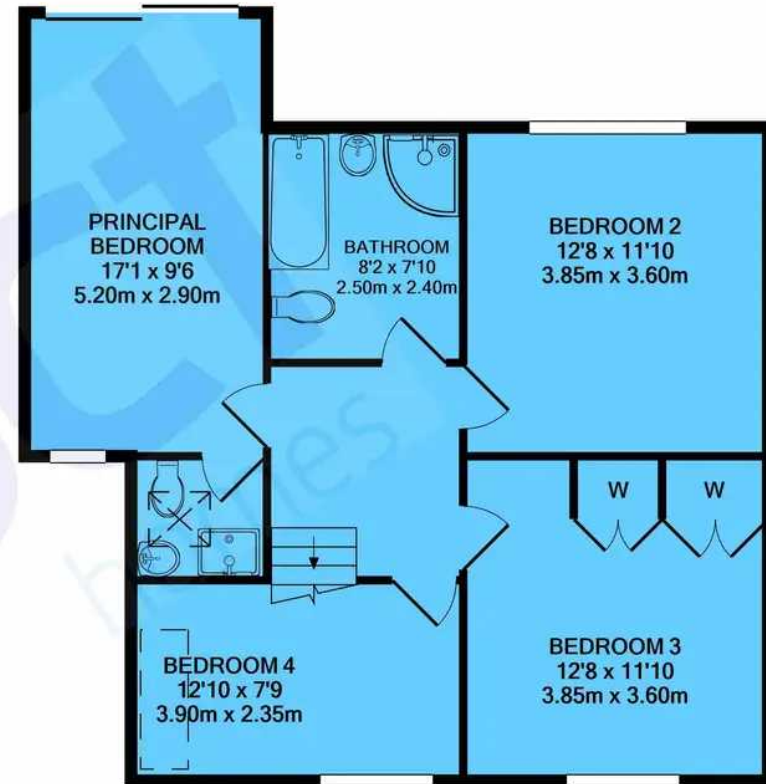
ADDITIONAL INFORMATION

Services - mains gas, electricity and water on a meter.
Loft Space - Partially boarded Broadband - Virgin Optical Fibre





GROUND FLOOR
APPROX. FLOOR
AREA 962 SQ.FT.
(89.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1676 SQ.FT. (155.7 SQ.M.)

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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SALES & LETTINGS

