



Landor Road, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

Situated on a quiet and prestigious road in Knowle, this four-bedroom semi-detached property offers a blend of stylish living spaces and practical amenities. The ground floor greets you with an inviting entrance hallway leading to a generously sized open plan kitchen/diner, complete with a large breakfast island and French doors that open out to the rear garden. A spacious living room, convenient utility room with an ample store room, and a guest toilet complete the ground floor layout.

Moving upstairs, the first floor reveals a large principal bedroom boasting an en-suite bathroom, while the remaining three bedrooms are serviced by a well-appointed family bathroom. Located within walking distance to local amenities, a park, and a school, this property is perfect for families seeking a convenient and peaceful abode. With its sought-after location and modern design, this property offers the ideal canvas for comfortable and contemporary living.





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



- Four Bedroom Semi-Detached Property
- Set On A Highly Sought After Road
- Open Plan Kitchen / Diner
- Spacious Living Room
- Practical Utility & Store
- Principal Bedroom With Ensuite
- Family Bathroom
- Lawn Rear Garden
- Early Viewing Essential
- Scope For Extension At Rear (Previously Granted Planning Permission For A Single Story Rear Extension Which Has Now Lapsed)

PORCH

ENTRANCE HALLWAY

OPEN PLAN KITCHEN / DINER

KITCHEN

17' 9" x 8' 1" (5.40m x 2.47m)

DINER

24' 3" x 10' 6" (7.40m x 3.20m)

LIVING ROOM

15' 1" x 10' 8" (4.59m x 3.24m)

UTILITY ROOM

9' 10" x 7' 9" (3.00m x 2.37m)

GUEST WC

4' 7" x 3' 1" (1.39m x 0.93m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 6" x 8' 0" (5.33m x 2.45m)

ENSUITE

8' 0" x 4' 7" (2.44m x 1.39m)

BEDROOM TWO

15' 7" x 8' 7" (4.76m x 2.62m)



**BEDROOM THREE**

13' 0" x 8' 5" (3.97m x 2.56m)

BEDROOM FOUR

10' 8" x 8' 4" (3.24m x 2.55m)

BATHROOM

6' 10" x 6' 4" (2.08m x 1.94m)

TOTAL SQUARE FOOTAGE

Total floor area: 112.0 sq.m. = 1206 sq.ft. approx.

OUTSIDE THE PROPERTY**REAR GARDEN****ITEMS INCLUDED IN SALE**

Samsung integrated oven, Miele integrated hob, Smeg extractor, Samsung microwave, Siemens fridge freezer, Beko dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and a garden shed.

ADDITIONAL INFORMATION

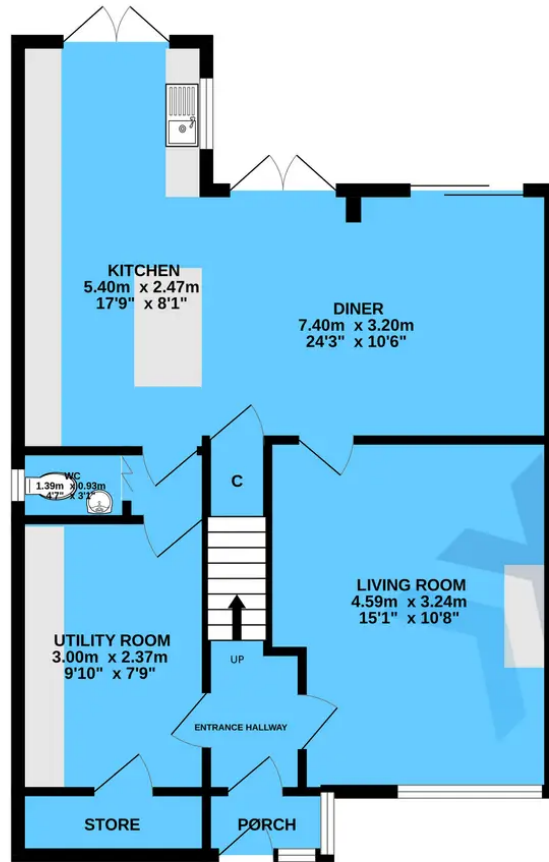
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - fully boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

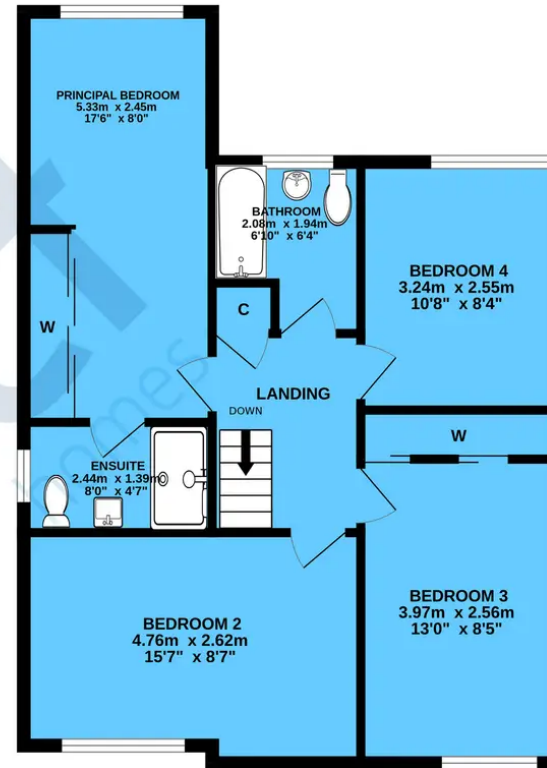
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 112.0 sq.m. (1206 sq.ft.) approx.

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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