



Longdon Road, Knowle

Offers Over £995,000

**xact**  
EXCLUSIVE

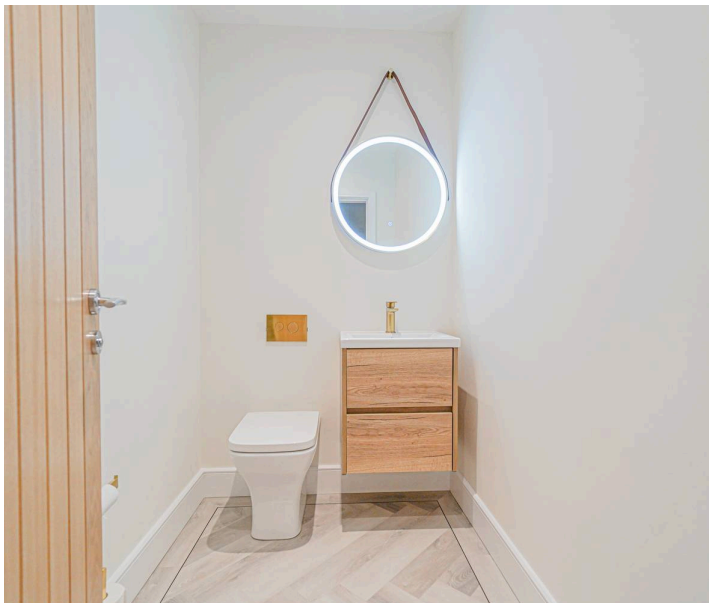




## PROPERTY OVERVIEW

Presenting to the market a truly remarkable opportunity: this significantly extended and completely refurbished four-bedroom detached property is a standout residence situated within easy walking distance to Knowle Park, local schools, and amenities. Offered to the market with no upward chain, this property is a rare find, set on a corner plot and boasting a large block-paved driveway providing ample parking and leading to an integral garage.

Upon entering, one is greeted by a spacious entrance porch and hallway, which leads to two versatile reception rooms that can be utilised as a superb sitting room and study, offering flexibility to accommodate various lifestyle needs. The ground floor is completed with a magnificent open-plan kitchen dining and family room, a true focal point of the home. Featuring a striking central island, underfloor heating, bi-fold doors leading to the rear, a large utility room, and a plant room, this space offers the perfect balance of style and functionality.

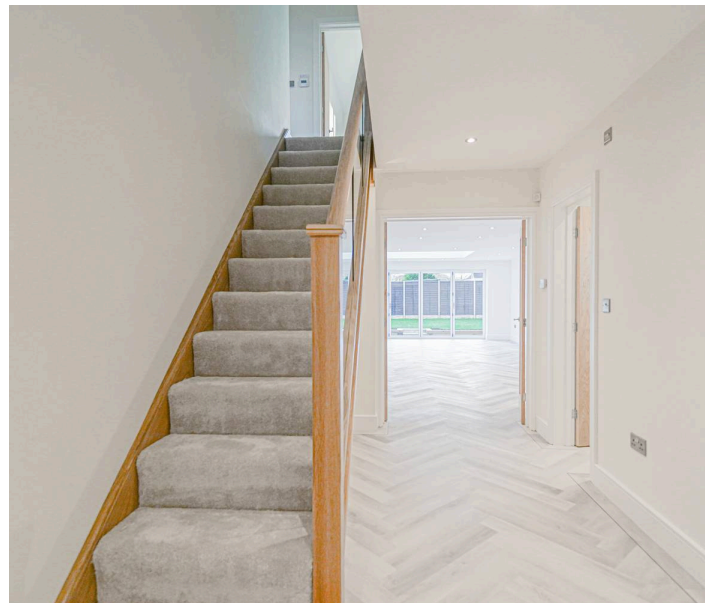




Ascending to the first floor, four double bedrooms await, with the principal bedroom benefiting from a luxury ensuite, while all remaining bedrooms are serviced via a luxury family bathroom. Each room exudes a sense of comfort and tranquillity, providing an ideal retreat for the whole family.

This outstanding family home is finished to the highest specification throughout, showcasing meticulous attention to detail and craftsmanship. A noteworthy element is the south-facing landscaped rear garden, ideal for outdoor entertaining or relaxing in the privacy of your own retreat.

In summary, this property presents a rare opportunity to acquire a home of exceptional quality and style in a sought-after location. With its prime position, spacious layout, and luxurious finishes, this residence offers a lifestyle of comfort and convenience. To truly appreciate all that this property has to offer, an internal viewing is highly recommended. Contact us today to arrange a viewing and seize this opportunity to secure your dream home.





## 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: H

Tenure: Freehold





- Offered To The Market With No Upward Chain
- Significantly Extended And Completely Refurbished Four Bedroom Detached Property Located Within Easy Walking Distance To Knowle Park, Local Schools And Amenities
- Set On A Corner Plot With Large Block Paved Driveway Providing Ample Parking And Leading To Integral Garage
- Large Entrance Porch And Hallway Leading To Two Versatile Reception Rooms Providing Superb Sitting Room And Study
- Ground Floor Complete With Magnificent Open Plan Kitchen Dining And Family Room With Feature Central Island, Underfloor Heating, Bi-Fold Doors To Rear, Large Utility And Plant Room
- Four Double Bedrooms To First Floor With Principal Bedroom Benefiting From Luxury Ensuite And All Remaining Bedrooms Serviced Via Luxury Family Bathroom
- Outstanding Family Home Finished To The Highest Specification Throughout And Benefiting From A South Facing Landscaped Rear Garden



**ENTRANCE PORCH**

**ENTRANCE HALL**

**WC**

**KITCHEN/DINING/FAMILY ROOM**

29' 10" x 28' 10" (9.10m x 8.80m)

**UTILITY ROOM**

14' 9" x 6' 7" (4.50m x 2.00m)

**PLANT ROOM**

6' 7" x 5' 6" (2.00m x 1.67m)

**SITTING ROOM**

14' 9" x 14' 3" (4.50m x 4.35m)

**STUDY**

13' 11" x 10' 0" (4.25m x 3.05m)

**INTEGRAL GARAGE**

17' 3" x 10' 8" (5.25m x 3.25m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 3" x 11' 10" (4.65m x 3.60m)

**ENSUITE**

8' 6" x 3' 11" (2.60m x 1.20m)

**BEDROOM TWO**

16' 3" x 9' 6" (4.95m x 2.90m)

**BEDROOM THREE**

13' 0" x 9' 10" (3.95m x 3.00m)

**BEDROOM FOUR**

15' 1" x 8' 4" (4.60m x 2.55m)

**BATHROOM**

8' 6" x 5' 11" (2.60m x 1.80m)

**TOTAL SQUARE FOOTAGE**

218.6 sq.m (2353 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN**

## **ITEMS INCLUDED IN THE SALE**

Neff integrated oven and hob, Elica extractor, Neff microwave, NordMende fridge and freezer, Smeg dishwasher, all carpets, some light fittings, underfloor heating, Aluprof electric garage door, 2024 car charging point.

## **ADDITIONAL INFORMATION**

Services - mains water (with water meter), sewers and electricity. Central heating - gas. Broadband - FTTP (fibre to the premises).

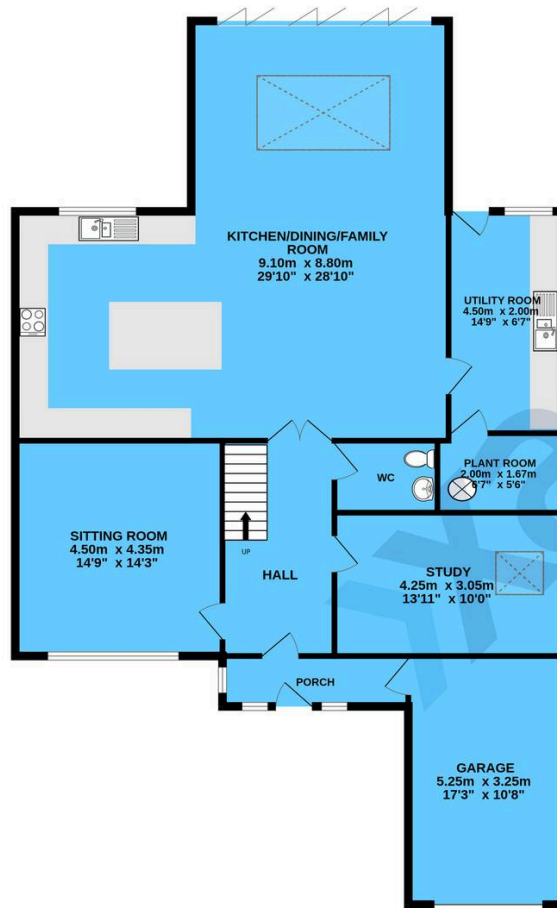
## **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

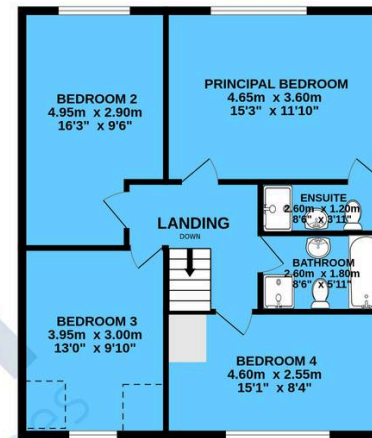




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 218.6 sq.m. (2353 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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