



Landor Road, Knowle

Guide Price £500,000





PROPERTY OVERVIEW

Nestled in a sought-after location with the convenience of no upward chain, this significantly extended four-bedroom semi-detached property presents an exciting opportunity for renovation and modernisation. Set back behind a tarmacadam driveway, the exterior offers ample parking space along with a garage for added convenience.

Upon entering, the reception hallway guides you into the living room, which seamlessly flows into the extended open plan kitchen dining and family room, ideal for modern family living. Additionally, a utility room and guest cloakroom provide further practicality, while a conservatory offers a tranquil space to relax.

Upstairs, the property boasts four well-appointed bedrooms on the first floor, with the option to create a fifth bedroom, study, or ensuite facility as desired. A separate family bathroom caters to the needs of a growing family, ensuring comfort and convenience for all residents.





For additional storage, the property features loft storage on the second floor, offering versatility and practicality. It is important to note that the current loft conversion does not have building regulation control approval; thus, providing an opportunity for customisation and personalisation by the new owners.

The landscaped rear garden is mainly laid with lawn to offer a tranquil outdoor space for relaxation and entertainment. Beyond the property, the advantageous location within easy walking distance to Knowle Park and Village, along with proximity to local schools, ensures that residents can enjoy a well-rounded lifestyle with access to essential amenities and attractions in the area.

In summary, this extended semi-detached property presents a rare opportunity for prospective buyers to renovate and modernise a family home to suit their personal preferences and lifestyle. With its convenient location and versatile layout, this property is sure to attract those seeking a residence with potential and charm in a desirable neighbourhood.



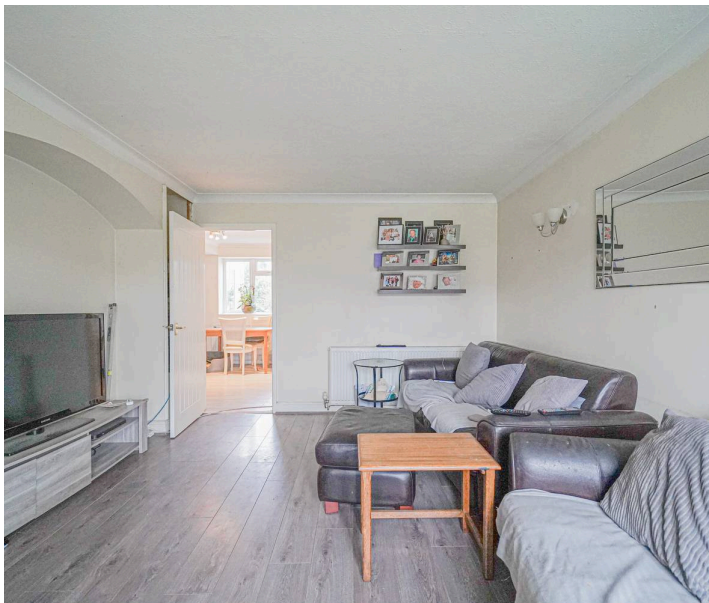


PROPERTY LOCATION

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: D

Tenure: Freehold





- No Upward Chain
- Significantly Extended Four Bedroom Semi Detached Property Offering Opportunity To Renovate And Modernise
- Set Back Behind Tarmacadam Driveway Providing Parking And Garage
- Reception Hallway Leading Into Living Room, Extended Open Plan Kitchen Dining And Family Room, Utility And Guest Cloakroom Plus Conservatory
- Four Bedrooms To First Floor Plus Potential To Create A Fifth Bedroom / Study Or Ensuite Facility Plus Separate Family Bathroom
- Loft Storage To Second Floor - Potential Buyers Are Made Aware That The Current Loft Conversion Does Not Have Building Regulation Control Approval
- Landscaped Rear Garden Mainly Laid With Lawn
- Located Within Easy Walking Distance To Knowle Park and Village Plus All Local Schools



ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

15' 3" x 12' 0" (4.65m x 3.65m)

KITCHEN / DINING / FAMILY ROOM

23' 9" x 18' 4" (7.25m x 5.60m)

UTILITY ROOM

9' 10" x 7' 9" (3.00m x 2.35m)

WC

CONSERVATORY

12' 4" x 8' 8" (3.75m x 2.65m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 7" x 7' 9" (4.75m x 2.35m)

ENSUITE

6' 3" x 4' 7" (1.90m x 1.40m)

BEDROOM TWO

13' 1" x 8' 6" (4.00m x 2.60m)

DRESSING ROOM

6' 9" x 6' 7" (2.05m x 2.00m)

BEDROOM THREE

13' 3" x 7' 7" (4.05m x 2.31m)

BEDROOM FOUR

10' 10" x 8' 6" (3.30m x 2.60m)

BATHROOM

7' 7" x 6' 7" (2.30m x 2.00m)

SECOND FLOOR

LOFT STORAGE

16' 7" x 7' 9" (5.05m x 2.35m)

LOFT STORAGE

9' 10" x 7' 9" (3.00m x 2.35m)



OUTSIDE THE PROPERTY

GARAGE

7' 9" x 7' 10" (2.35m x 2.40m)

TOTAL SQUARE FOOTAGE

156.1 sq.m (1680 sq.ft) approx.

DRIVEWAY PARKING

LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms, garden shed and garage door.

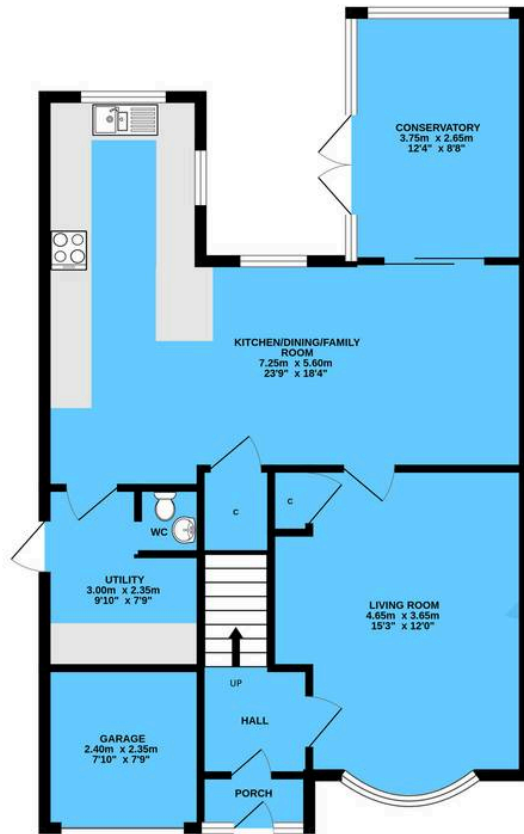
ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Loft - boarded.

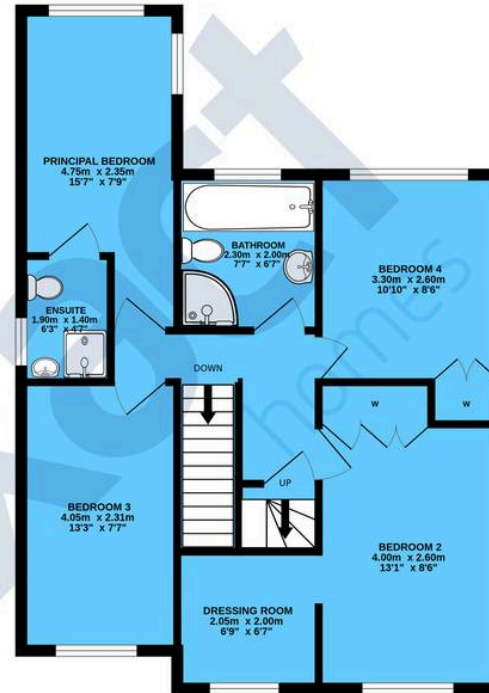
INFORMATION FOR POTENTIAL BUYERS

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.

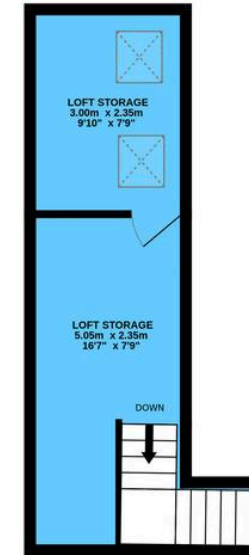
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 156.1 sq.m. (1680 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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