



LANGFIELD ROAD, KNOWLE, B93 9PS
OFFERS IN EXCESS OF £635,000



»X Within Easy Walking Distance To Village

»X Five Double Bedroom Detached

»X Conservatory

»X Set Within A Quiet Cul-De-Sac

»X Well Presented Throughout

»X Within The Arden Academy Catchment

»X Two Reception Rooms

»X Breakfast Kitchen

»X Garage and Car Port

PROPERTY OVERVIEW

Located at the head of this quiet cul-de-sac of Knowle, and situated within easy walking distance to the village, schools and park, is this extended, well presented five double bedroomed detached property. The property is set behind a tarmac driveway providing ample parking and benefits from single garage and car port. The ground floor includes two reception rooms (living room and separate dining room) and a conservatory, plus a breakfast kitchen and a guest cloakroom. To the first floor are five double bedrooms, with the master bedroom affording an en suite and fitted wardrobes. The further four bedrooms (two with fitted wardrobes) are serviced via a family bathroom and separate wc. The large landing provides a further flexible area for a variety of uses. Outside, the property enjoys a wide and private rear garden, laid to lawn with formal borders and large patio areas for al fresco dining. Viewing of this large family home is strictly by appointment only by calling 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

SERVICES

Mains gas, electricity and sewers

BROADBAND

Virgin Media - Fibre optic

LOFT SPACE

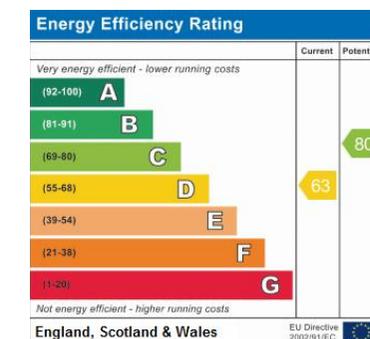
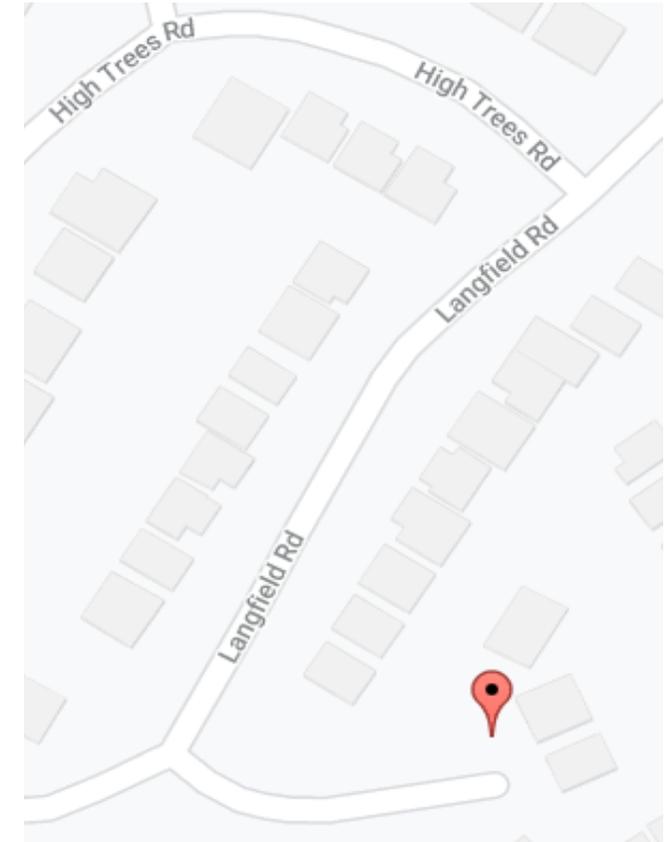
Part loose boarded

GARDEN

North east facing

ITEMS INCLUDED IN THE SALE

Neff integrated double oven, Siemens integrated hob, Siemens extractor, Siemens fridge freezer, Bosch dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two and three, all light fittings and garden shed



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

FIRST FLOOR

BEDROOM ONE

12' 2" x 12' 0" (3.70m x 3.65m)

ENSUITE

6' 4" x 6' 0" (1.95m x 1.85m)

BEDROOM TWO

12' 0" x 10' 2" (3.65m x 3.10m)

BEDROOM THREE

12' 0" x 8' 0" (3.65m x 2.45m)

BEDROOM FOUR

12' 0" x 7' 7" (3.65m x 2.30m)

BEDROOM FIVE

12' 0" x 7' 7" (3.65m x 2.30m)

BATHROOM

6' 0" x 5' 1" (1.85m x 1.55m)

SEPARATE WC

6' 2" x 2' 11" (1.90m x 0.90m)

OUTSIDE THE PROPERTY

GARDEN

HALL

LIVING ROOM

18' 4" x 11' 10" (5.60m x 3.60m)

DINING ROOM

12' 0" x 9' 0" (3.65m x 2.75m)

CONSERVATORY

11' 10" x 9' 10" (3.60m x 3.00m)

KITCHEN

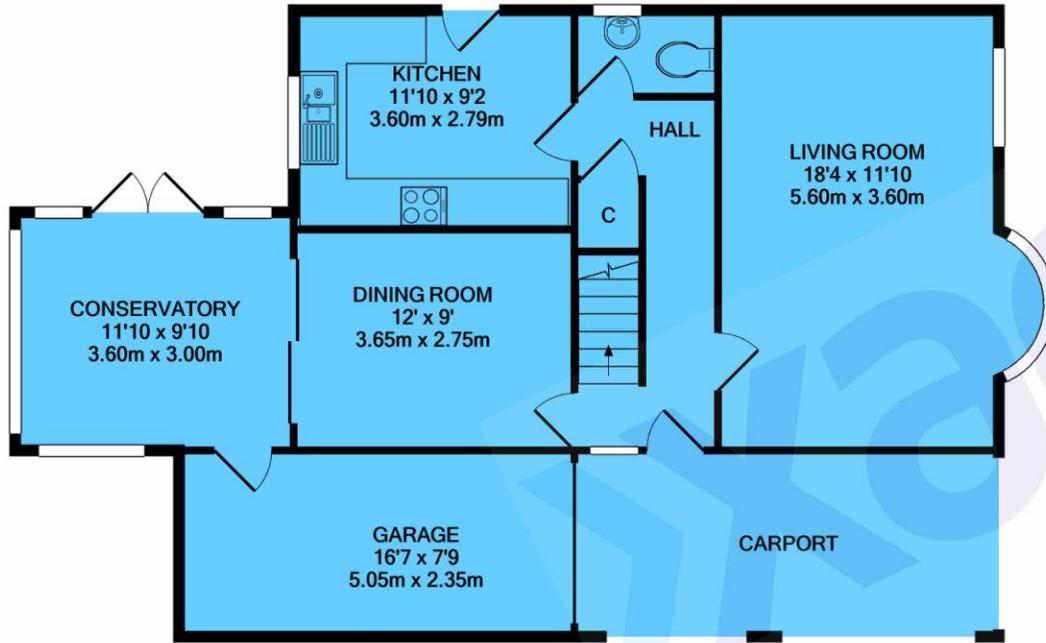
11' 10" x 9' 2" (3.60m x 2.79m)

WC

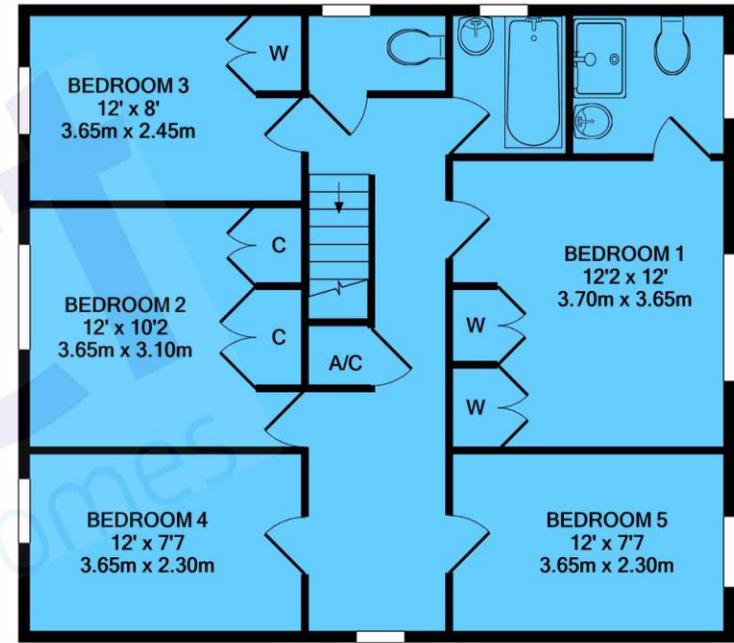
INTEGRAL GARAGE







GROUND FLOOR
APPROX. FLOOR
AREA 939 SQ.FT.
(87.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 776 SQ.FT.
(72.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1715 SQ.FT. (159.3 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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