



**DM&Co.**  
SALES & LETTINGS

**32 LANGFIELD ROAD  
KNOWLE  
B93 9PN**

A beautifully extended five-bedroom detached home in Knowle, offering spacious interiors, a modern open-plan kitchen, and a private landscaped garden. Close to Arden Academy and Knowle High Street.



Upon entering, you're greeted by a warm and inviting hallway, leading to a spacious lounge on the right. This room, bathed in natural light, boasts a modern electric fireplace, setting a cosy ambiance. The heart of the home, however, is the open-plan kitchen/dining/family room at the rear. With double French doors ushering in the garden's beauty, this space is both functional and aesthetically pleasing. The kitchen, equipped with integrated appliances, features a generous central island that doubles as a breakfast bar and storage, topped with an induction hob. The dining area, overlooking the garden, comfortably accommodates a large table, while the family space ensures everyone has room to relax. Adjacent to the kitchen, the utility room is both practical and convenient, also granting access to the garage.





Ascending to the first floor, the master bedroom stands out with its luxurious en-suite, promising comfort and tranquillity. Four additional bedrooms grace this level, with the fifth room currently serving as a study - an ideal setup for those embracing remote work. Rounding off the upstairs is a contemporary family bathroom, accompanied by a separate WC, ensuring convenience for all residents.





Externally, the property boasts a spacious driveway leading to a carport and an attached garage, ensuring ample parking space. A modest foregarden enhances the home's curb appeal. The rear garden, meticulously landscaped, offers a blend of privacy and functionality. A full-width paved patio provides the perfect setting for outdoor gatherings, while the lawn area, predominantly laid to grass, ensures easy upkeep.



## FEATURES

- Extended Five Bedroom Detached Home
- Modern Open-plan Kitchen/Dining
- Utility Room with Garage Access
- Master Bedroom with Luxury En-suite
- Four additional Spacious Bedrooms
- Fifth Bedroom or Home Office
- Large Driveway with Carport
- Private Landscaped Rear Garden
- Close to Arden Academy

## SIZE

Total - 1570.5 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council F

## SERVICES

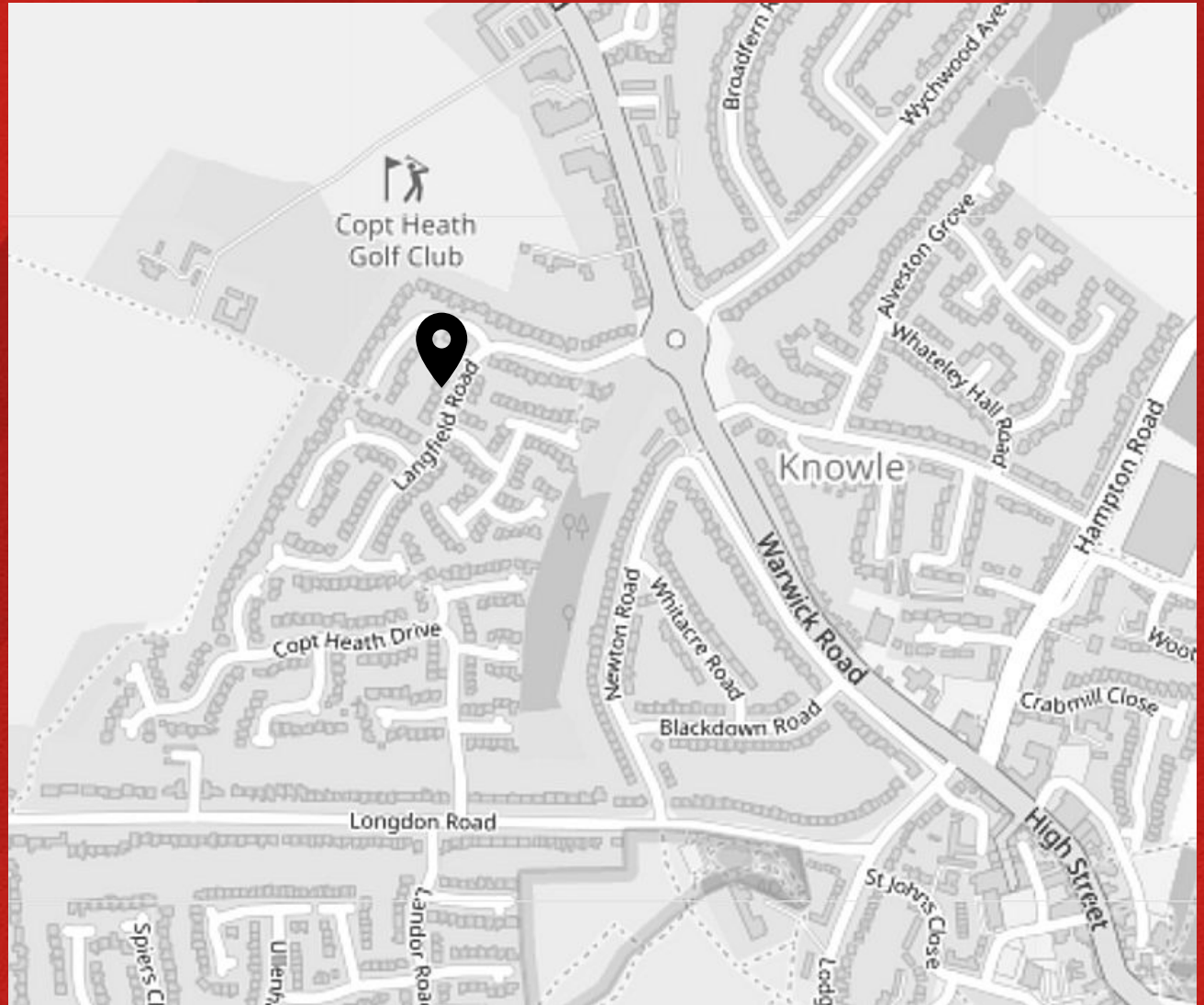
All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

@ sales@dmandcohomes.co.uk

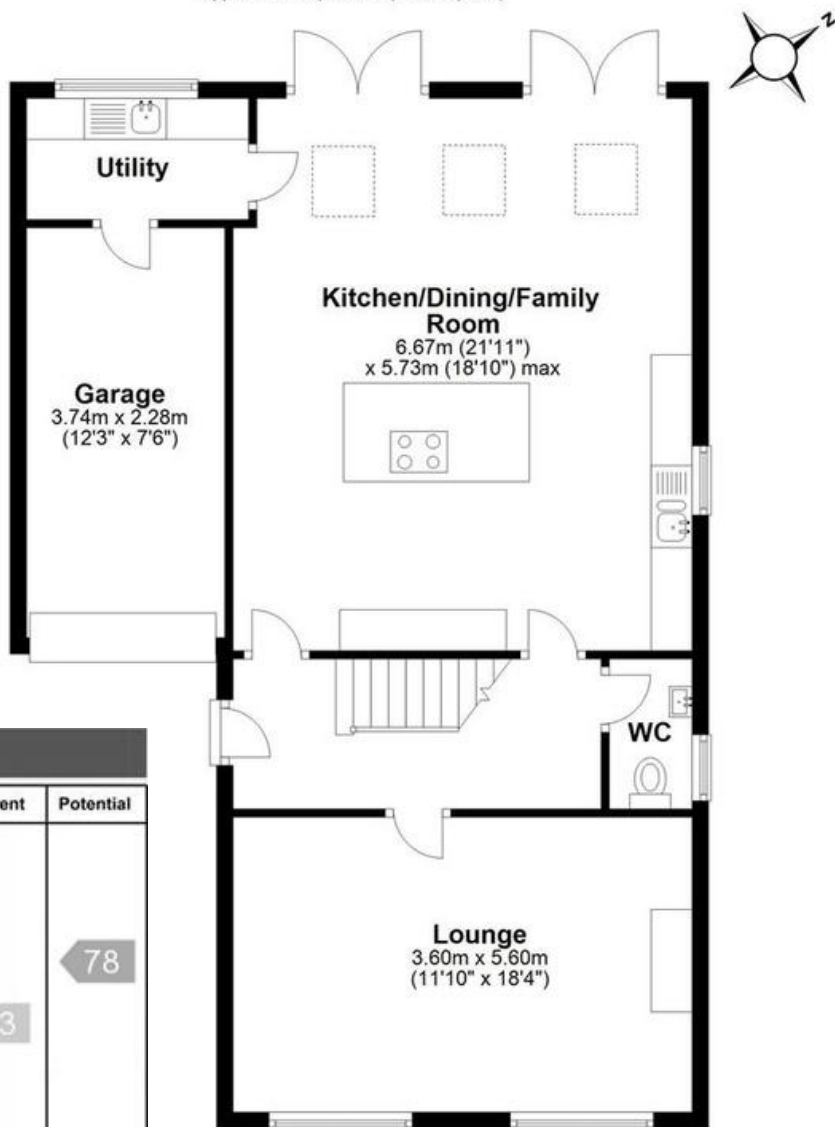


## LOCATION

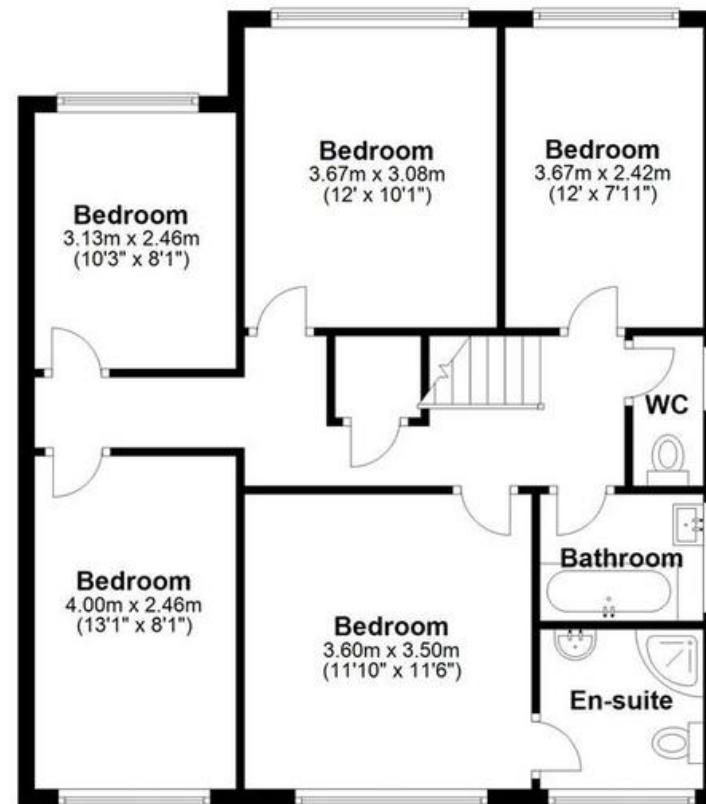
Situated in the desirable area of Knowle, this property is a stone's throw away from the bustling Knowle High Street, known for its array of shops, eateries, and local amenities. Families will appreciate the proximity to top-rated schools, notably the Arden Academy. The neighbourhood exudes a sense of community, making it a perfect place for both families and professionals.



**Ground Floor**  
Approx. 72.9 sq. metres (784.7 sq. feet)



**First Floor**  
Approx. 73.0 sq. metres (785.8 sq. feet)



Total area: approx. 145.9 sq. metres (1570.5 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*DM & Co.*

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Call us on **01564 777 314**

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