



Longdon House 1588-1590 High Street, Knowle, Solihull, B93 0LF

Guide Price £179,950

**Hawkins & Patterson**  
ESTATE AGENTS



Solihull 0121 705 1515  
Henley-in-Arden 01564 795 757



sales@hawkinspatterson.com  
www.hawkinspatterson.com



110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS

## Longdon House 1588-1590 High Street, Knowle, Solihull, B93 0LF

An ideal First time purchase or investment property. Situated in the heart of Knowle on the High Street. Spacious open plan living room and fitted kitchen, double bedroom, modern shower room. Tenant in situ.

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.

Access is gained from the High Street via a communal entrance door with intercom security system leading into the communal entrance with post boxes and stairs to the upper floors. The apartment is situated on the first floor, with a door leading to;

### ENTRANCE HALL

Intercom entry phone, radiator, trip switch consumer unit, smoke alarm and doors to;





## OPEN PLAN KITCHEN/ DINING/ LIVING ROOM

Two double glazed windows to the front, ample power points, TV/ Satellite point, radiator, modern kitchen with fitted base, wall and drawer units, roll top work surfaces, tiled splash backs, integrated fridge and freezer, sink drainer unit, washing machine, electric cooker, four ring gas hob with extractor over.

## DOUBLE BEDROOM

A good sized room with excellent storage space and wardrobes, two double glazed window to front and radiator.

## MODERN SHOWER ROOM

White suite, WC, pedestal wash basin, tiled splash backs, shaver point, extractor fan, chromed heated towel rail, double shower cubicle with thermostatic shower, airing cupboard housing the Logic Combi 30 central heating boiler.

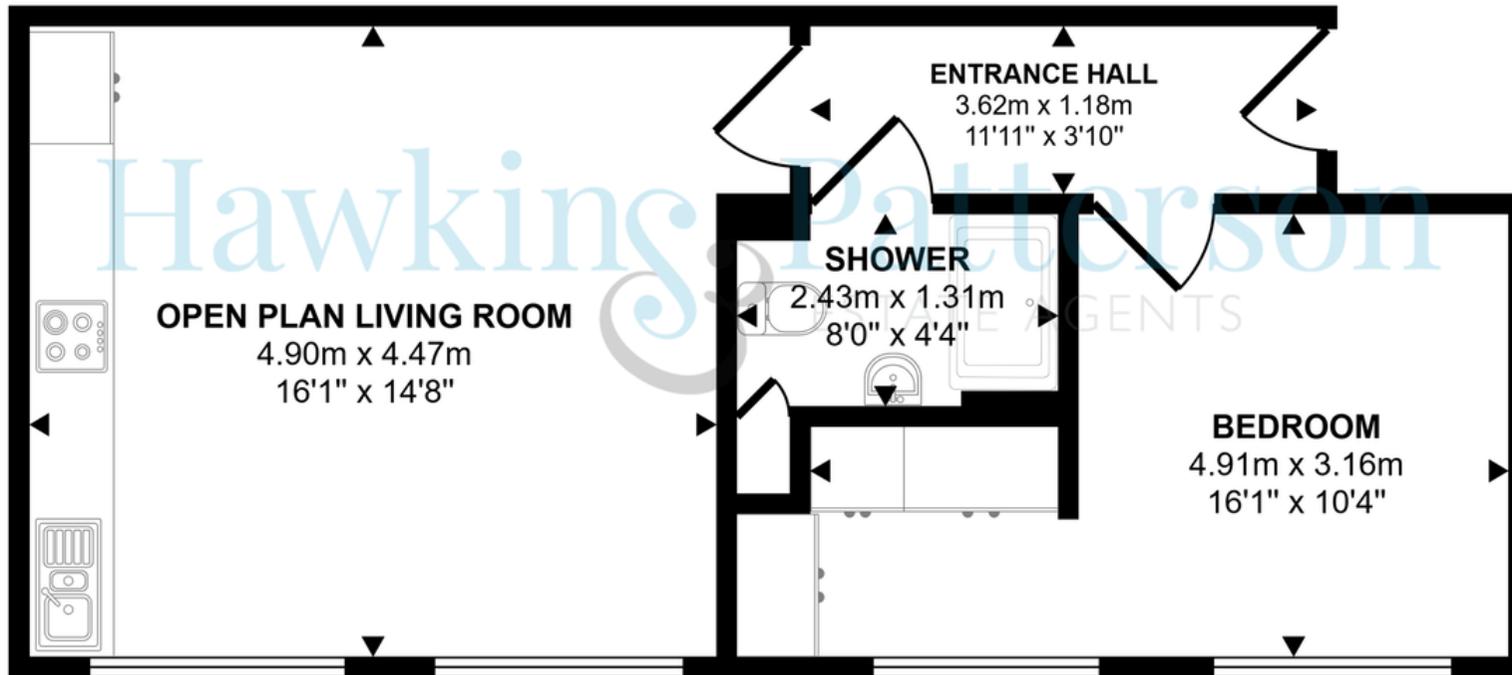
There is no allocated parking with the property.

Converted in 2014, Leasehold new lease 199 yrs. Service charge £976.50 per annum. No ground rent.





Approx Gross Internal Area  
46 sq m / 490 sq ft



## First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.