



81 Langfield Road, Knowle, B93 9PS

Sale Price £675,000



**Love
Property Co.**

81 Langfield Road, Knowle, Solihull, B93 9PS

Tenure - Freehold
EPC Rating - C
Council Tax Band – F

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this large and extended 1624.2. sq. ft (150.9 sq. metres) curb appealing detached property offering four bedrooms, open plan kitchen/living/dining, separate lounge, downstairs & WC with no chain.

This recently decorated property also benefits from new carpets in the lounge, stairs and landing

The quality, modern and large open plan kitchen with two skylights bringing lots of light also comprises of island with high end integrated white goods - AEG 5 Burner Gas Hob, Extractor, AEG Fridge & Freezer, 2 AEG Double Ovens and Hotpoint Dishwasher with space for washing machine and tumble dryer within the electric garage/utility with two sets of bi-fold doors to garden.

To the first floor there are four bedrooms, master bedroom with en-suite, built in wardrobes and separate family bathroom with shower over bath and loft hatch with ladders to a mainly boarded loft.

Externally the private garden is mainly astro turf lawn with hedges, decorative patio and a shed. The driveway has parking for several cars with electric garage and astro turf

This residence provides a peaceful retreat in a desirable location, perfect for those seeking a modern yet inviting home.

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PROPERTY MEASUREMENTS:

KITCHEN/DINING/FAMILY ROOM

19' 2" x 27' 7" (5.84m x 8.40m)

LOUNGE

15' 2" x 12' 0" (4.62 m x 3.66m)

WC

PRINCIPAL BEDROOM ONE

17' 5" x 9' 5" (5.30m x 2.86m)

EN-SUITE

4' 6" x 9' 5" (1.36m x 2.86m)

BEDROOM TWO

12' 4" x 10' 10" (3.76m x 3.29m)

BEDROOM THREE

11' 7" x 10' 10" (3.53m x 3.29m)

BEDROOM FOUR

8' 9" x 7' 5" (2.67m x 2.25m)

FAMILY BATHROOM

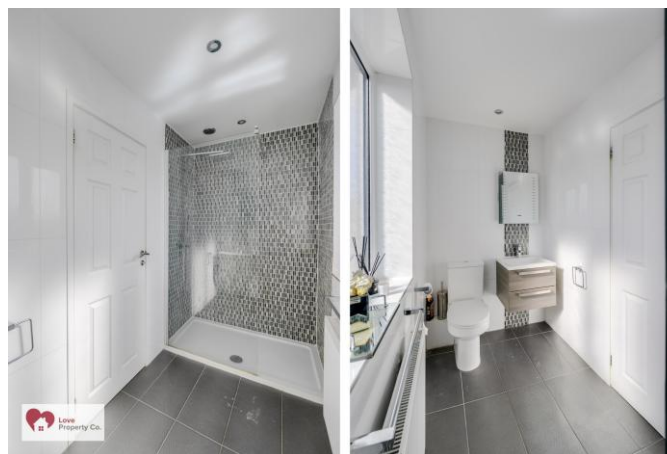
7' 9" x 7' 5" (2.36m x 2.25m)

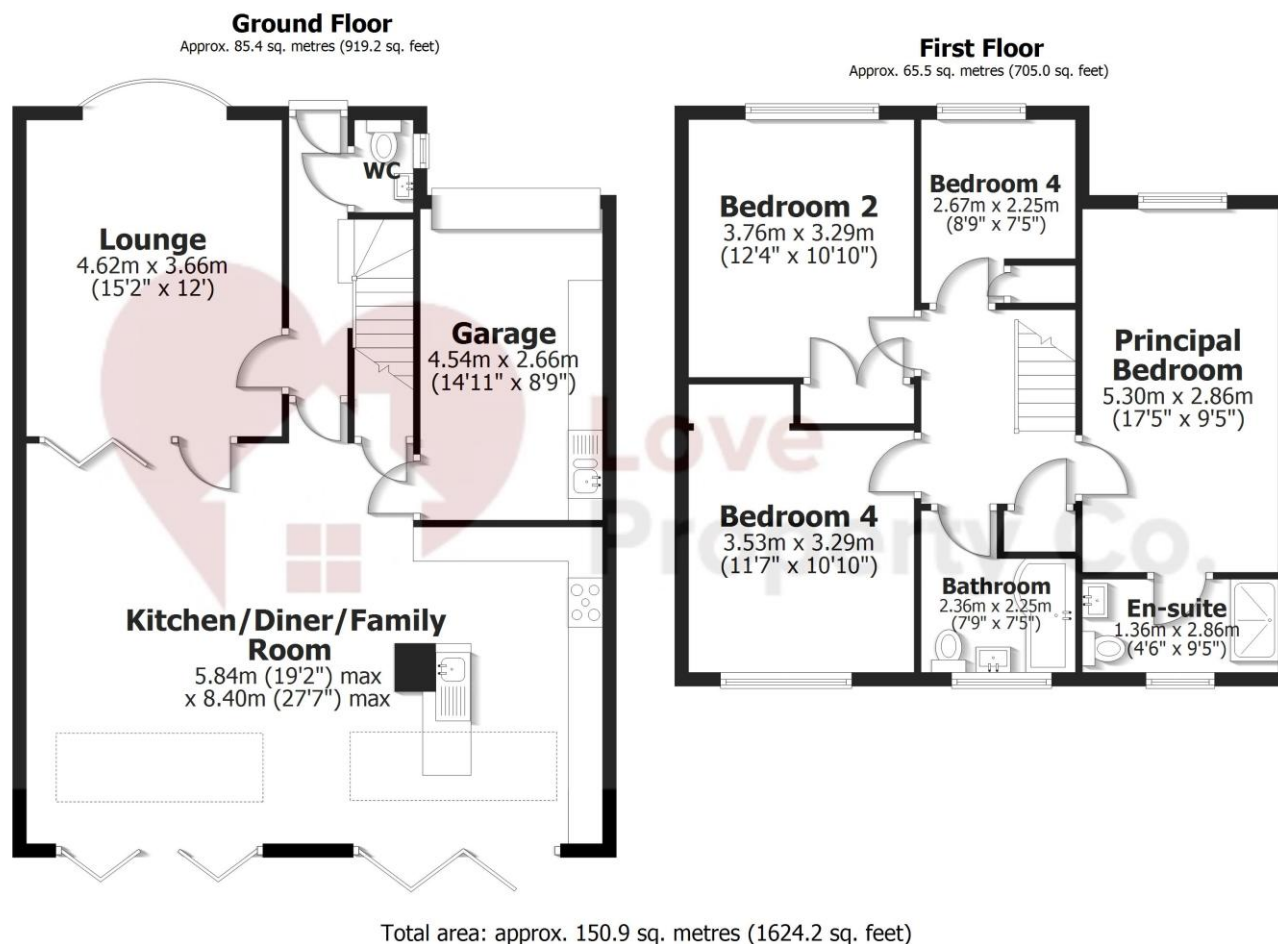
TOTAL SQUARE FOOTAGE

1624.2 sq. Feet (150.9 sq. Meters) approx.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Love
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