



**Longdon Road, Knowle Solihull B93 9HY**

**welcome to**

## **Longdon Road, Knowle Solihull**

Shipways are delighted to showcase this stunning four bedroom detached executive home in excellent decorative order and situated on a corner plot in the highly sought after area of Knowle. The home is offered CHAIN FREE and has been thoughtfully designed to be the ideal family home.

### **Agent Note**

The Council Tax Band is deleted.

### **Entrance Porch**

Door to front with obscure double glazed windows either side and double glazed window to side. Door to access garage.

### **Entrance Hall**

Oak staircase with glass panel to access upper floor. Under floor heating and doors to various:

### **Guest Wc**

Wall mount toilet and wall mount hand wash basin with vanity unit. Wall mount light up mirror and under floor heating.

### **Reception Room**

14' 9" x 14' 3" ( 4.50m x 4.34m )  
Double glazed window to front. Under Floor heating.

### **Study**

14' x 9' 11" ( 4.27m x 3.02m )  
Double glazed sky light to side. Under floor heating.

### **Open Plan Kitchen/Lounge-Diner**

(Not measured, please ensure it meets your requirements). Double glazed window to rear, double glazed bifolds to rear and roof lantern. A range of wall and base units with sink and drainer with Hot Tap. An island with space for bar stools. Integrated appliances (double oven with plate warmer, dishwasher, fridge, freezer and electric hob). Extractor hood with splashback and under floor heating.

### **Utility**

14' 9" plus door recess x 6' 7" ( 4.50m plus door recess x

2.01m )

Double glazed door and window to rear. A range of wall and base units with sink and drainer. Space for free standing appliances and under floor heating.

### **Boiler Room**

Access to tank system.

### **Landing**

Access to loft.

### **Bedroom One**

15' 3" x 11' 10" ( 4.65m x 3.61m )  
Double glazed window to rear. Central heating radiator.

### **Ensuite**

Obscure double glazed window to side. Low level toilet, wall mounted hand wash basin with vanity and shower cubicle with rainfall shower head. Wall mounted light up mirror with Bluetooth. Floor to ceiling tiles and heated towel rail.

### **Bedroom Two**

16' 2" x 9' 6" ( 4.93m x 2.90m )  
Double glazed window to rear. Central heating radiator. Access to storage.

### **Bedroom Three**

12' 10" excluding eaves x 9' 9" ( 3.91m excluding eaves x 2.97m )  
Double glazed window to front. Central heating radiator and reduced ceiling height.

### **Bedroom Four**

15' x 8' 4" ( 4.57m x 2.54m )  
Double glazed window to front. Central heating radiator.





### **Bathroom**

Obscure double glazed window to side. Low level toilet, wall mount hand wash basin with vanity unit, bath and shower cubicle. Wall mount light up mirror, floor to ceiling tiles and heated towel rail.

### **Front Garden**

Laid lawn, block paved drive and steps ascending.

### **Rear Garden**

Patio area with sleepers, steps ascending to laid lawn. Side gate access.

### **Garage**

17' 4" x 11' 8" ( 5.28m x 3.56m )  
Electric door to front. Access to loft.

### **Parking**

Off road parking for multiple vehicles.



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## Longdon Road, Knowle Solihull

- FOUR BEDROOM DETACHED EXECUTIVE HOME SITUATED ON A CORNER PLOT
- EXCEPTIONAL OPEN PLAN KITCHEN/LOUNGE-DINER WITH BIFOLDS
- SEPARATE UTILITY AREA
- MASTER BEDROOM WITH CONTEMPORARY ENSUITE
- MODERN BATHROOM

Tenure: Freehold EPC Rating: C  
Council Tax Band: Deleted

offers over  
**£899.999**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
SLY111038 - 0005

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