

HUNTERS[®]

HERE TO GET *you* THERE



Langfield Road

Knowle, Solihull, B93 9PN

Offers Over £635,000



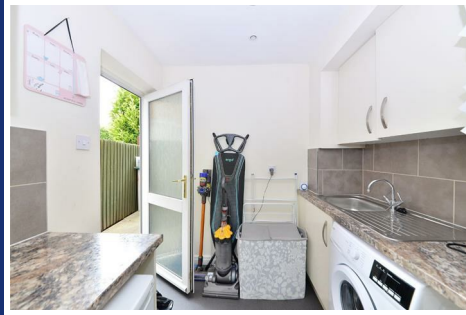
Council Tax: G



17 Langfield Road

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Offers Over £635,000



The property is approached via a foregarden laid to lawn and a block paved driveway leading to the double garage, gated side entry and opening and step up to:

Open Canopy Porch

Ceiling light point, feature column and main entrance door with obscured windows to sides opening to:

Entrance Hall

19'7" x 6'8" (5.97m x 2.03m)

Ceiling light point, coving, radiator, door to understair cupboard, stairs leading to first floor accommodation and further doors to:

Reception Room One

14'6" x 8'4" (4.42m x 2.54m)

Patio style doors to rear aspect opening to the rear garden, two ceiling light points, coving and feature fireplace with wooden surround and granite hearth.

Reception Room Two

12'1" x 11'6" (3.68m x 3.51m)

Window to rear aspect, ceiling light point, coving and radiator.

Reception Room Three

8'2" x 7'3" (2.49m x 2.21m)

Window to rear aspect, ceiling light point and radiator.

Kitchen

11'6" x 11'3" (3.51m x 3.43m)

Window to front aspect, ceiling spot lights, partially tiled walls and a fitted kitchen comprising of: range of wall, drawer and base units with work surfaces over, inset one and half bowl wash hand basin with drainer and mixer tap, integrated double oven, gas hob with cooker hood over, feature peninsular breakfast bar area, space for standing fridge freezer, plumbing and space for dishwasher, heated towel rail and opening to:

Utility

6'2" x 7'3" (1.88m x 2.21m)

Door to side aspect opening to rear garden, ceiling spot lights, partially tiled walls, range of wall and base units with work surfaces over, inset one bowl wash hand basin with drainer and mixer tap, under counter space and plumbing for washing machine and space for fridge/freezer, and wall mounted boiler.

Cloakroom

Ceiling spot lights, radiator, partially tiled wall, low level flush w.c and wash hand basin with mixer tap encased in vanity unit with cupboards.

Double Garage

18'5" x 14'8" (5.61m x 4.47m)

Accessed via entrance hall and via an up and over electric door from the drive, with two ceiling light points and fitted shelving.

First Floor Accommodation

Stairs lead from the Entrance Hall to:

Landing

Window to front aspect, ceiling light point, coving, radiator and access into the loft, with doors to:

Bedroom One

12' x 19'4" (3.66m x 5.89m)

Two windows to rear aspect, ceiling light point, radiator, range of built-in wardrobes and a door to:

Ensuite Shower Room

6'10" x 6'3" (2.08m x 1.91m)

Obscured window to side aspect, ceiling spot lights, partially tiled wall and tiled flooring, and a suite comprising of: low level flush w.c. and wash hand basin with mixer tap encased in a vanity unit with cupboards, inset corner shower cubicle with electric shower and glass doors and chrome heated towel rail.

Bedroom Two

15'1" x 14'5" (4.60m x 4.39m)

Window to front aspect, ceiling light point, radiator and range of built-in wardrobes.

Bedroom Three

14'6" x 12'1" (4.42m x 3.68m)

Window to rear aspect, ceiling light point and radiator.

Bedroom Four

12'3" max - 9'4" min x 9' max - 5'9" min (3.73m max - 2.84m min x 2.74m max - 1.75m min)

Window to front aspect, ceiling light point and radiator. 'L shaped' room.

Bathroom

5'5" x 6'9" (1.65m x 2.06m)

Ceiling spot lights, fully tiled walls and floor and a suite comprising of: low level flush w.c. and wash hand basin with mixer tap encased in a vanity unit with cupboard, chrome heated towel rail and bath with electric shower over and glass screen.

Outside

Tel: 01564 770707

Rear Garden

Accessed via the gated side entry, Utility and Reception Room One with a paved seating area and step up to a lawn with planted borders and feature raised planter.

Agent Note:

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained.

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

COUNCIL TAX BAND

The vendor has informed Hunters Knowle that the property is located within the Borough of Solihull and is Band G.

FIXTURES & FITTINGS

Only those items mentioned in the sales particulars will be included in the sale of the property.

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their Solicitor or Surveyor prior to committing to purchase the property.

SERVICES

Hunters Knowle understands from the vendor that all mains drains,

gas, electricity and water are connected to the property, however we have not obtained verification of this information. Any interested parties should obtain verification on this information via their Solicitor or Surveyor prior to committing to purchase the property.

GENERAL INFORMATION

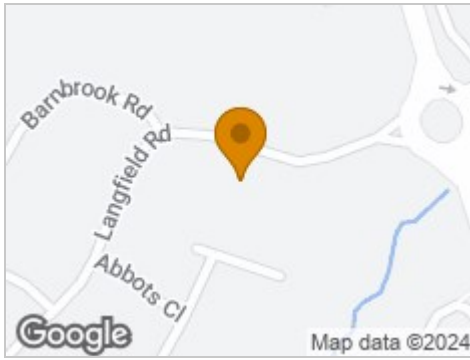
These particulars are intended to give a fair and reliable description of the property, however no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas central / electrical heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off / disconnected / drained appliances. All measurements in our particulars are approximate.

REFERRAL FEES

Hunters Knowle would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.



Road Map



Hybrid Map



Terrain Map



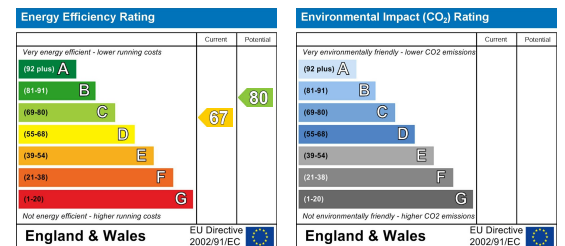
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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