



Langfield Road, Knowle

Guide Price £675,000







## PROPERTY OVERVIEW

Nestled within the peaceful confines of a quiet cul-de-sac in the sought-after area of Knowle, this beautifully presented and extended four-bedroom detached property boasts an array of enticing features that cater to modern family living. With the added benefit of no upward chain, this home offers a seamless transition for prospective buyers seeking to relocate to this desirable locale. Upon entering the property, one is greeted by a spacious and stylish interior that exudes a sense of warmth and comfort. The focal point of the home is the large open plan kitchen/dining and family room, which serves as a hub for relaxation and entertainment. The inclusion of bi-fold doors leading to the rear of the property seamlessly merges indoor and outdoor spaces, flooding the area with natural light and creating an inviting atmosphere for gatherings with family and friends.

Complementing this expansive living space is a separate living room, providing a more intimate setting for quiet moments or social gatherings. All ground floor accommodation is accessed via the entrance hallway with guest cloak room. The convenience of access into the garage adds practicality and ease to daily routines.







Ascending to the first floor, the principal bedroom awaits, offering a sanctuary of tranquillity and luxury with its own ensuite bathroom. The three remaining bedrooms provide ample space for family members or guests, all supported by a well-appointed family bathroom that caters to their needs. Externally, the property benefits from a south-facing landscaped rear garden, providing a private outdoor retreat for residents to enjoy and unwind which is all accessed via the bi-fold doors off the kitchen. Located within close proximity to all local schools, this home offers convenient access to educational facilities, making it an ideal choice for families with school-going children. Furthermore, the peaceful surroundings and sense of community in the neighbourhood make it a perfect setting for creating lasting memories and establishing roots. In summary, this stunning property presents a rare opportunity to acquire a residence that combines modern comforts with extended family accommodation in a prime location. With its versatile living spaces, luxurious amenities, and convenient access to local amenities, this home embodies the epitome of refined living in the heart of Knowle.

- No Upward Chain
- Beautifully Presented And Extended Four Bedroom Detached
- Set Within A Quiet Cul-De-Sac Of Knowle And Convenient For All Local Schools
- Large Open Plan Kitchen / Dining And Family Room With Bi-Fold Doors To Rear
- Separate Living Room
- Convenient Access Into Garage
- Principal Bedroom With Luxury Ensuite
- Three Remaining Bedrooms Supported Via Family Bathroom
- South Facing Landscaped Rear Garden







## PROPERTY LOCATION

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.

Council Tax band: F

Tenure: Freehold

## ENTRANCE HALL

### WC

### LIVING ROOM

15' 3" x 12' 1" (4.65m x 3.68m)

### KITCHEN/DINING/FAMILY ROOM

27' 9" x 19' 0" (8.46m x 5.79m)

### INTEGRAL GARAGE

15' 0" x 8' 10" (4.57m x 2.69m)



## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

17' 5" x 8' 9" (5.31m x 2.67m)

### **ENSUITE**

### **BEDROOM TWO**

12' 7" x 10' 10" (3.84m x 3.30m)

### **BEDROOM THREE**

11' 8" x 10' 10" (3.56m x 3.30m)

### **BEDROOM FOUR**

8' 10" x 7' 6" (2.69m x 2.29m)

### **BATHROOM**

7' 9" x 7' 5" (2.36m x 2.26m)

### **TOTAL SQUARE FOOTAGE**

150.4 sq.m (1619 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

### **SOUTH FACING LANDSCAPED GARDEN**

### **ITEMS INCLUDED IN THE SALE**

AEG x 2 integrated ovens, AEG integrated hob, extractor, AEG microwave, AEG fridge, AEG freezer, Hotpoint dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom, underfloor heating in the kitchen and garden shed.

### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - fibre optic. Loft space - boarded with ladder and lighting.

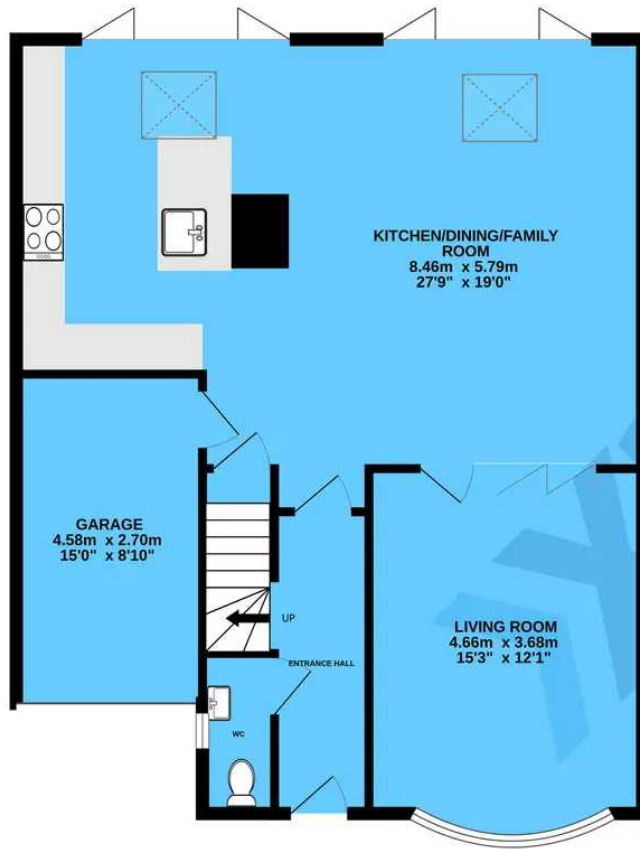
### **MONEY LAUNDERING REGULATIONS**

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.

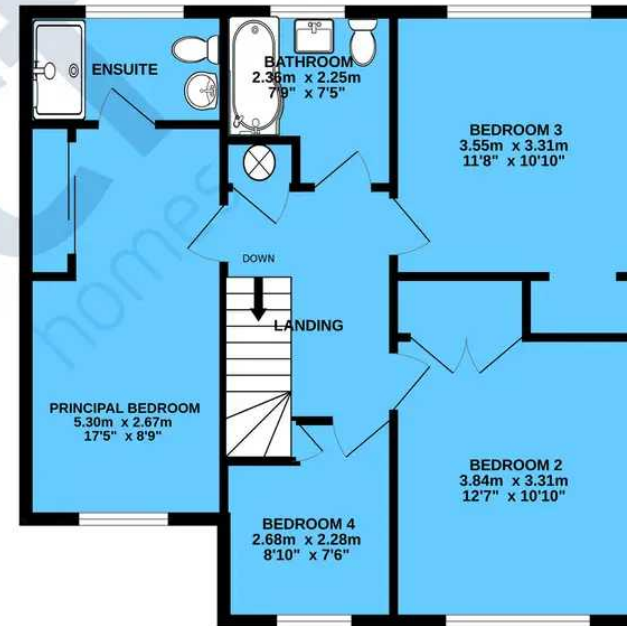




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 150.4 sq.m. (1619 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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