



Longdon Road, Knowle

Offers Over £439,950

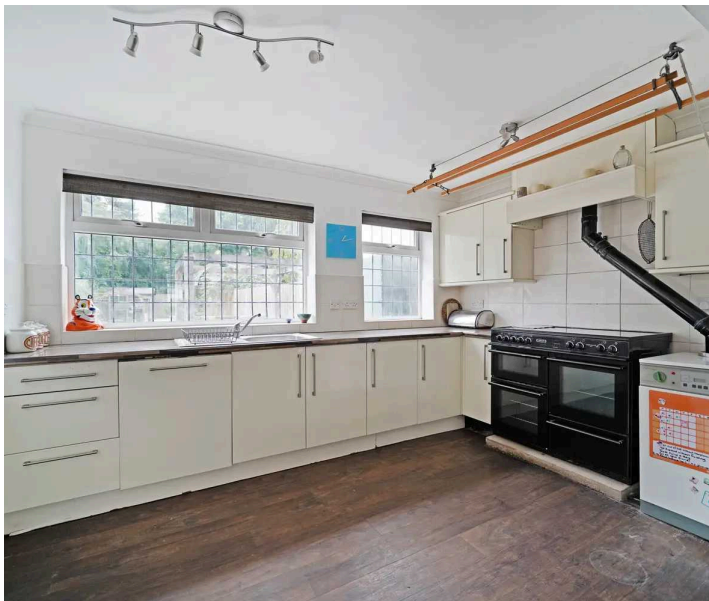




PROPERTY OVERVIEW

Nestled adjacent to the picturesque Knowle Park, this striking two bedroom home offers a unique opportunity to live in the heart of the sought-after Knowle Village within the distinguished Arden Academy catchment area. Boasting a generously proportioned two-bedroom layout.

Downstairs the property comprised of a large open plan living space and extended kitchen, with a separate WC and utility area. This property also offers an office room under the stairs. As you head upstairs there are two large bedrooms both of which are double bedrooms and services by a modern family bathroom. The property also benefits from a walled driveway with potential to add gates.



Beyond the interior, a beautifully landscaped garden with ample patio space which backs onto the nature reserve located in Knowle Park. With no upward chain, this property ensures a swift and hassle-free transition for the new owner, allowing for a seamless relocation process. There is also potential, subject to the necessary planning permission, to do a double story extension and loft conversion to create a four bedroom house, with a large principal bedroom with a room for a staircase to loft if converted.



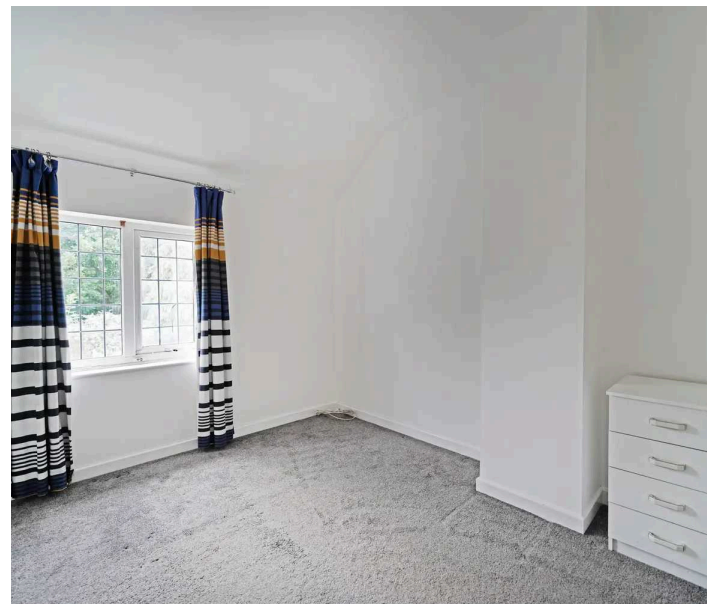
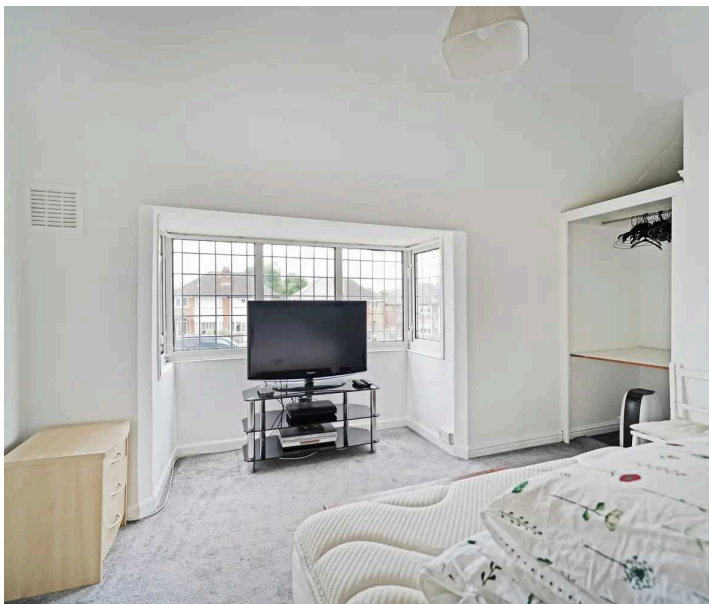
Situated within walking distance to the charming Knowle Village, residents can enjoy the array of local amenities, including boutique shops, cafes, and restaurants, all within easy reach. The property's close proximity to Knowle Park presents the perfect setting in a convenient.

Moreover, with the highly-regarded Arden Academy nearby, families with school-aged children can take advantage of the outstanding educational opportunities available within the academy's catchment area, further enhancing the appeal of this residence.

In conclusion, this graceful home offers a blend of modern living and prime location offered with the benefit of no upward chain.

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).



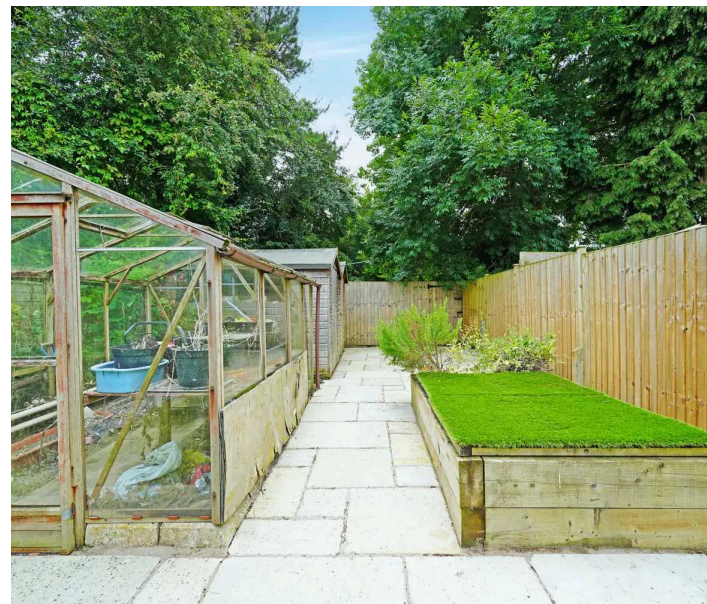
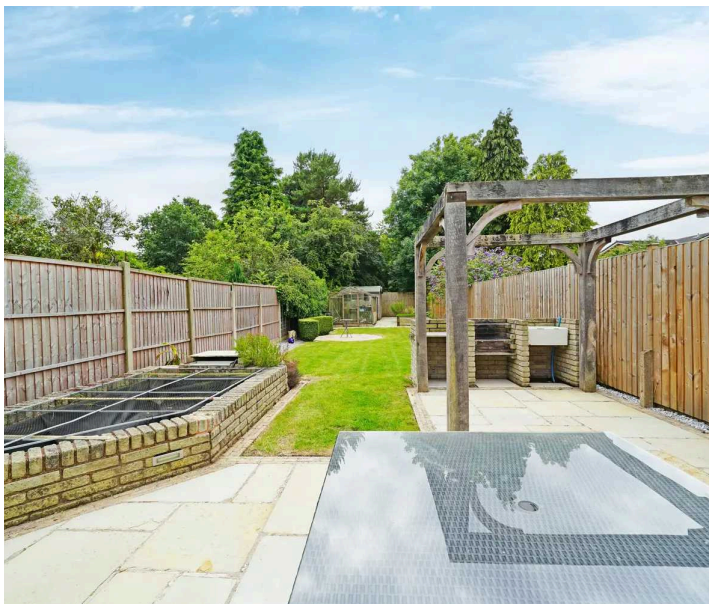


Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, 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: C

Tenure: Freehold

- Large Two Bedroom Semi Detached
- No Upward Chain
- Extended Kitchen
- Open Plan Living Space
- Beautifully Landscaped Garden
- Adjacent To Knowle Park
- Walking Distance To Knowle Village
- Arden Academy Catchment





PORCH

LOUNGE / DINER

21' 6" x 15' 7" (6.55m x 4.75m)

KITCHEN

12' 2" x 8' 0" (3.70m x 2.45m)

UTILITY AREA

WC

FIRST FLOOR

BEDROOM ONE

15' 5" x 10' 8" (4.70m x 3.25m)

BEDROOM TWO

10' 6" x 9' 2" (3.20m x 2.80m)

BATHROOM

7' 7" x 5' 11" (2.30m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area: 90.0 sq.m. = 969 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

19' 10" x 6' 9" (6.05m x 2.05m)

BEAUTIFULLY LANDSCAPED GARDEN





ITEMS INCLUDED IN SALE

Range free standing cooker, Hotpoint dishwasher, all carpets, some curtains, some blinds, all light fittings, a garden shed, a greenhouse.

ADDITIONAL INFORMATION

Services - oil, electricity and mains sewers. Broadband - Virgin. Loft space - with lighting.

INFORMATION FOR POTENTIAL BUYERS

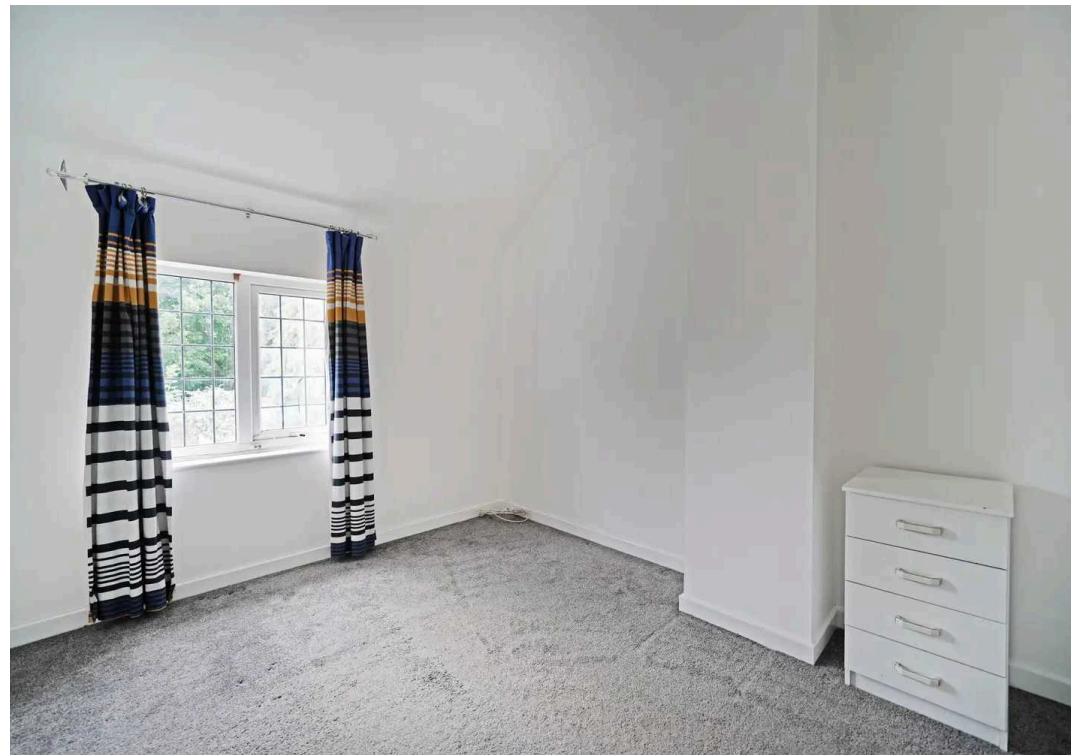
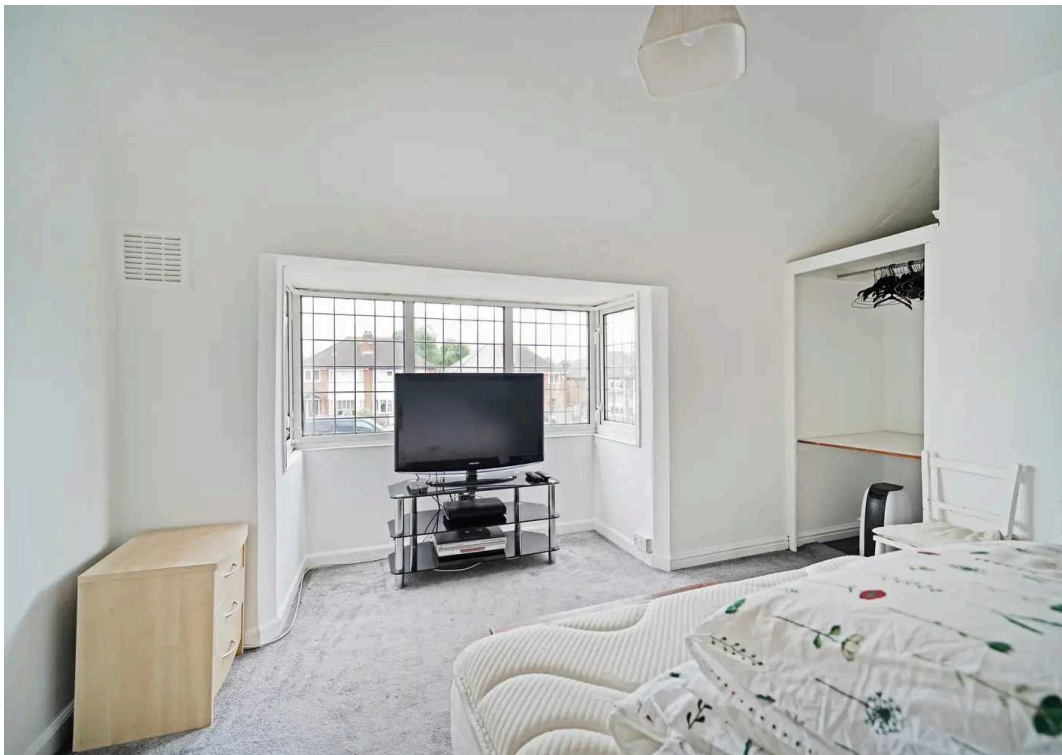
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

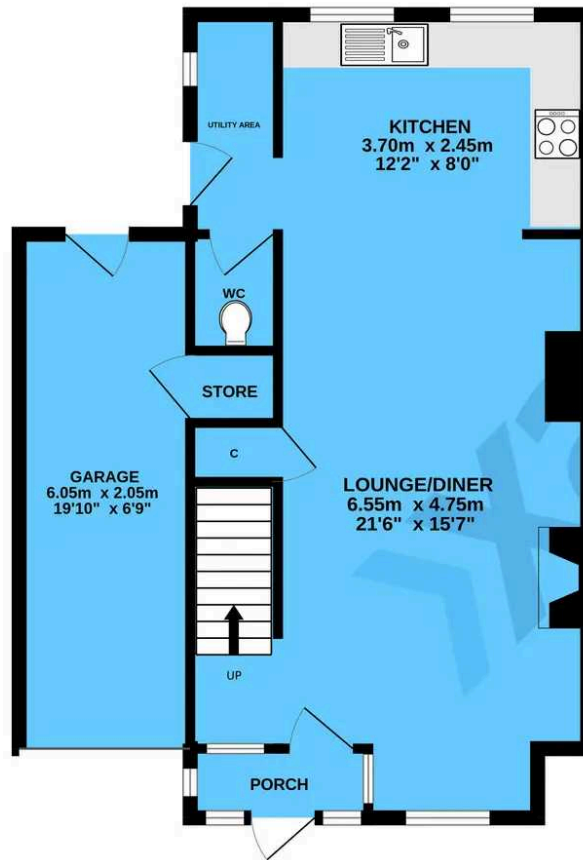
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

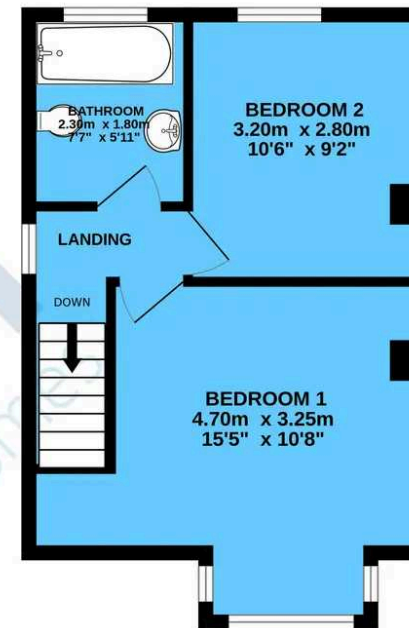
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 90.0 sq.m. (969 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

