



Longdon Road, Knowle

Guide Price £550,000





PROPERTY OVERVIEW

Presenting a charming traditional three-bedroom semi-detached house ideally situated just a stone's throw away from the delightful Knowle Village. This property offers a perfect blend of modern living with a touch of traditional elegance.

Approached through a well-maintained front lawn and a spacious driveway, easily accommodating multiple vehicles, the property is further enhanced by a full-size single garage providing ample parking and storage space.

Upon entering, you are greeted by a generous entrance hallway leading to the main living areas. The dual aspect lounge diner offers a bright and versatile space for relaxing and entertaining. Adjacent to the lounge is a fully fitted kitchen, complemented by a convenient utility room and a well-appointed downstairs bathroom.

Ascending to the first floor, you will find three well-proportioned double bedrooms, each offering comfort and privacy and all serviced by both a family bathroom and a separate WC for added convenience.

The property enjoys a generously sized rear garden, mainly laid with a lush lawn and featuring a patio area, perfect for outdoor activities and al fresco dining during warmer months.





This delightful home is being offered to the market with the added benefit of no upward chain, allowing for a straightforward transaction process.

Conveniently located in the heart of Knowle Village, residents will appreciate easy access to a wealth of local amenities, including shops, cafes, restaurants, schools, and other essential services, all within walking distance, making this property an ideal choice for families and professionals alike.

In summary, this well-presented semi-detached house in Knowle offers a wonderful opportunity to acquire a comfortable and stylish home in a highly sought-after location. Contact us today to arrange a viewing and experience all that this property has to offer.

- Traditional Three Bedroom Semi-Detached House Located A Stones Throw Away From Knowle Village
- Set Behind A Front Lawn & Large Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via A Large Entrance Hallway Which Leads To A Dual Aspect Lounge Diner, Fully Fitted Kitchen Which Is Supported By A Utility Room & Downstairs Bathroom
- To The First Floor Are Three Double Bedrooms, All Of Which Are Serviced By A Family Bathroom & WC
- To The Rear Of The Property Is A Large Garden Which Is Mainly Laid With Lawn & Features A Patio Area
- Offered To The Market With The Benefit Of No Upward Chain
- Located In The Heart Of Knowle Village Within Walking Distance To All Of The Amenities That Knowle Has To Offer





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: E

Tenure: Freehold



ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE DINER

28' 1" x 11' 5" (8.55m x 3.49m)

KITCHEN

8' 5" x 7' 4" (2.56m x 2.24m)

UTILITY ROOM

5' 8" x 3' 9" (1.73m x 1.15m)

BATHROOM

6' 4" x 5' 7" (1.92m x 1.71m)

INTEGRAL GARAGE

16' 6" x 7' 6" (5.04m x 2.28m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 3" x 11' 6" (3.74m x 3.50m)

BEDROOM TWO

12' 9" x 11' 6" (3.88m x 3.51m)

BEDROOM THREE

11' 1" x 7' 8" (3.39m x 2.34m)

BATHROOM

7' 6" x 6' 0" (2.28m x 1.82m)

WC

TOTAL SQUARE FOOTAGE

131.0 sq.m (1410 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

PATIO AREA



ITEMS INCLUDED IN THE SALE

TBC.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.

Loft – boarded.

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.

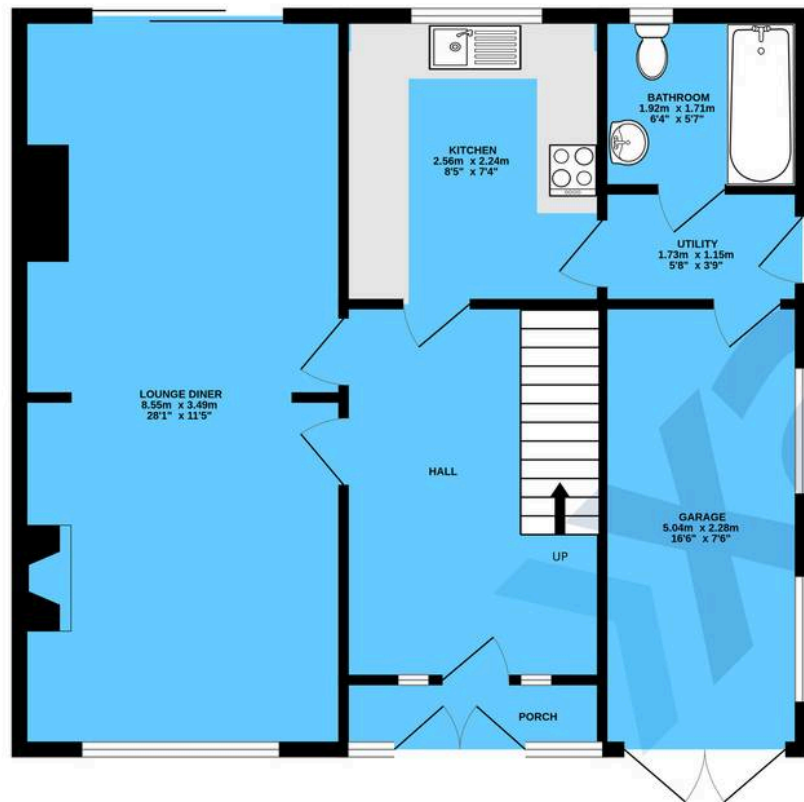
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

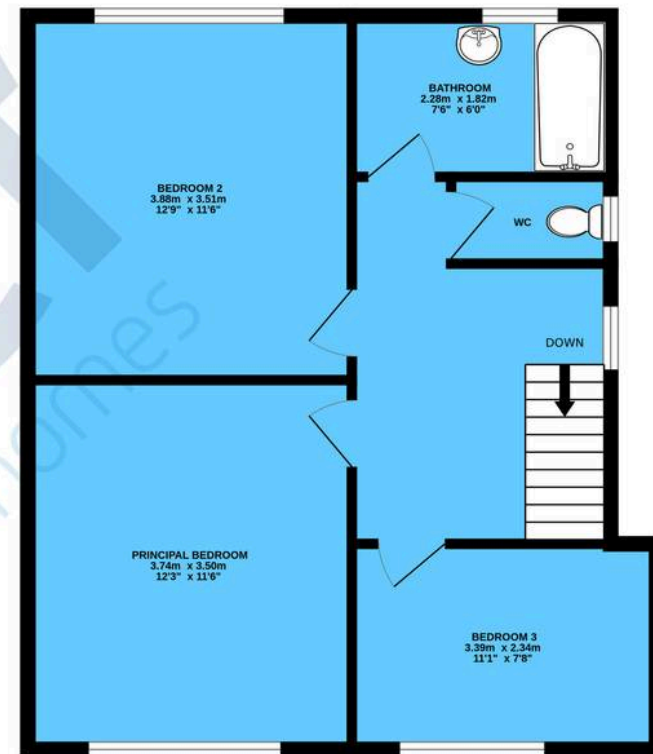
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 131.0 sq.m. (1410 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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