



Longdon Road, Knowle

Guide Price £260,000







## PROPERTY OVERVIEW

Nestled within a tranquil communal garden setting, this exceptional two-bedroom second floor apartment presents a rare opportunity for those seeking a luxurious and convenient lifestyle. Boasting its own private parking space as well as a separate garage, this residence offers a perfect blend of modern comfort and effortless convenience. Upon entering the property via the entrance hallway, you are greeted by a spacious lounge that exudes a welcoming ambience, ideal for relaxation and entertainment. Adjacent to the lounge lies a fully fitted kitchen/diner, providing a functional space for culinary endeavours and dining experiences. The accommodation further comprises two generously sized double bedrooms, one of which features fitted wardrobes for enhanced storage solutions. Both bedrooms are elegantly appointed and are serviced by a large family bathroom, complete with a separate bath and shower for added convenience and comfort. Benefitting from a share of freehold, this property ensures a sense of ownership and stability for homeowners. Additionally, prospective buyers will appreciate the advantage of no upward chain, allowing for a seamless and stress-free process to acquire this remarkable residence.







Conveniently located within walking distance to Knowle High Street, residents will have access to an array of amenities and services that Knowle Village has to offer, including shops, restaurants, and leisure facilities. This coveted location ensures that residents can enjoy a vibrant community lifestyle while relishing the peaceful retreat offered by the apartment. Further enhancing its appeal, the property has been recently re-wired, providing modern infrastructure and peace of mind to residents. With its well-proportioned living spaces, desirable features, and prime location, this apartment represents a rare opportunity to acquire a sophisticated and comfortable living space in a sought-after area. Impeccably presented and thoughtfully designed, this property is certain to captivate discerning buyers seeking a harmonious blend of style, comfort, and convenience. Don't miss out on the chance to make this exceptional apartment your new home.

- Offered To The Market With The Benefit Of No Upward Chain
- Spacious Two Bedroom Second Floor Apartment
- Set In Communal Garden With Private Parking & A Separate Garage
- All Accommodation Is Located Off The Entrance Hallway - Large Lounge & Separate Fully Fitted Kitchen/Diner
- The Property Boasts Two Double Bedrooms One Of Which Affords Fitted Wardrobes & Are Both Serviced By A Large Family Bathroom With A Separate Bath & Shower
- Share Of Freehold
- Located Walking Distance To Knowle High Street & All Amenities Knowle Village 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: C

Tenure: Share of Freehold





#### **ENTRANCE HALLWAY**

#### **LOUNGE**

16' 5" x 12' 4" (5.00m x 3.76m)

#### **KITCHEN/DINER**

14' 9" x 11' 0" (4.50m x 3.35m)

#### **BEDROOM ONE**

13' 1" x 11' 6" (3.99m x 3.51m)

#### **BEDROOM TWO**

13' 1" x 10' 4" (3.99m x 3.15m)

#### **BATHROOM**

11' 6" x 10' 6" (3.51m x 3.20m)

#### **TOTAL SQUARE FOOTAGE**

83.0 sq.m (893 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **SEPARATE GARAGE**

#### **PRIVATE PARKING SPACE**

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

Belling free standing cooker, Tower microwave, Lex fridge, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Service charge - £1,840 pa. Ground rent - £60 pa.



#### **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.

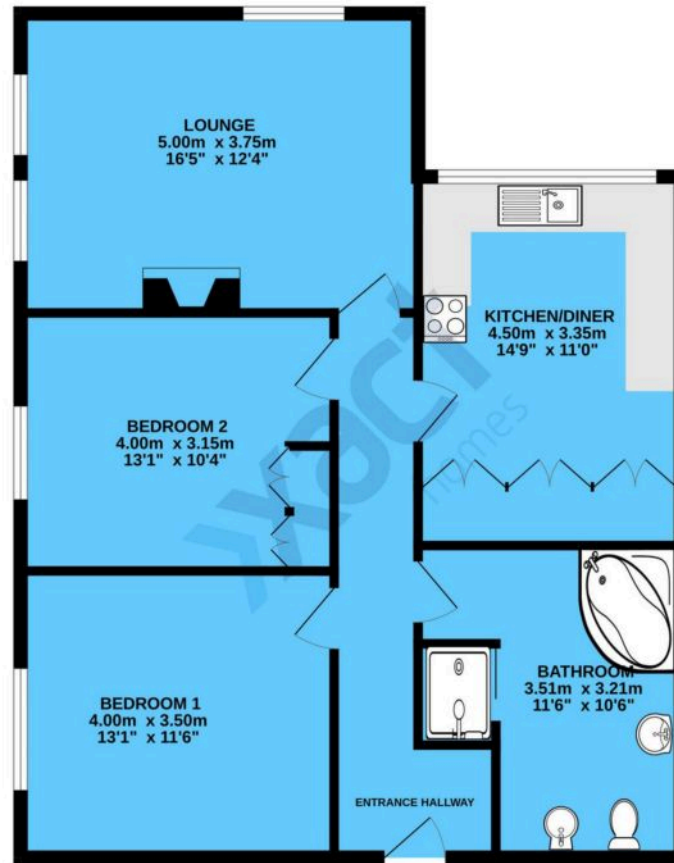
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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





SECOND FLOOR



TOTAL FLOOR AREA: 83.0 sq.m. (893 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**

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