



Longdon Road, Knowle

Guide Price £600,000





## PROPERTY OVERVIEW

Situated on a serene street within walking distance of the charming Knowle Village, this five-bedroom semi-detached house offers a perfect blend of convenience and comfort. Boasting a delightful front garden and a driveway leading to a full-sized single garage, this property exudes kerb appeal from the moment you arrive.

Upon entering through the welcoming entrance porch, you are greeted by a spacious lounge featuring a striking feature fireplace, creating a warm and inviting atmosphere. The rear of the property unveils an open-plan kitchen and dining area, perfect for hosting gatherings and family meals. The practical utility room provides additional space for laundry and storage needs.

Making your way upstairs, you will find five generously proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed family bathroom and separate WC cater to the needs of a busy household, ensuring functionality and comfort for all occupants.

To the rear of the property is a large, well stocked, landscaped garden which benefits from a feature patio and separate productive fruit and vegetable area with raised beds, 2 greenhouses and several fruit trees. This outdoor space provides a peaceful sanctuary to unwind after a long day.





Ideally located within walking distance of Knowle Village, residents enjoy easy access to a wide array of amenities including shops, restaurants, and local services. Additionally, the property is situated in the prestigious Arden Academy catchment area, offering families the opportunity to benefit from a top-tier educational institution.

In summary, this impressive semi-detached house presents a rare opportunity to acquire a spacious and well-maintained family home in a highly sought-after location. With its desirable features, convenient surroundings, and elegant design, this property is sure to appeal to those seeking a harmonious blend of lifestyle and comfort. Arrange a viewing today to experience the allure of this inviting residence firsthand.





## 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





- Five Bedroom Semi-Detached House With A Large Garden Located Walking Distance To Knowle Village
- Set Behind A Front Lawn & Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via The Entrance Porch Which Leads To A Large Lounge With A Feature Fireplace
- To The The Rear Of The Property Is An Open Plan Kitchen Dining Area Which Is Supported By A Useful Utility Room
- Upstairs, The Property Boasts Five Well Proportioned Bedrooms Which Are Serviced By A Well Appointed Family Bathroom & Separate WC
- To The Rear Of The Property Is A Large, Well Stocked, Landscaped Garden Which Benefits From A Feature Patio & Separate Fruit And Vegetable Area With Raised Beds, 2 Greenhouses & Several Fruit Trees
- Situated Walking Distance To Knowle Village & All The Amenities It Has To Offer
- Set In The Prestigious Arden Academy Catchment Area



## **ENTRANCE PORCH**

### **LOUNGE**

18' 6" x 11' 5" (5.65m x 3.49m)

### **KITCHEN / DINING AREA**

18' 6" x 10' 9" (5.64m x 3.28m)

### **UTILITY ROOM**

10' 1" x 7' 5" (3.08m x 2.27m)

### **INTEGRAL GARAGE**

13' 5" x 7' 10" (4.09m x 2.40m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 7" x 10' 4" (3.53m x 3.14m)

### **BEDROOM TWO**

12' 2" x 7' 4" (3.70m x 2.24m)

### **BEDROOM THREE**

10' 4" x 8' 4" (3.14m x 2.54m)

### **BEDROOM FOUR**

8' 4" x 7' 7" (2.53m x 2.31m)

### **BEDROOM FIVE**

7' 3" x 6' 10" (2.20m x 2.08m)

### **BATHROOM**

4' 0" x 2' 9" (1.22m x 0.84m)

### **WC**

### **TOTAL SQUARE FOOTAGE**

117.9 sq.m (1269 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **LANDSCAPED GARDEN**

### **FEATURE PATIO**



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

Free-standing cooker, dishwasher, all carpets, all blinds, all light fittings, fitted wardrobes in two bedrooms, solar panels, garden shed and greenhouse.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers, electricity and solar PV (Photovoltaic) panels. Broadband – FTTC (fibre to the cabinet). 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.

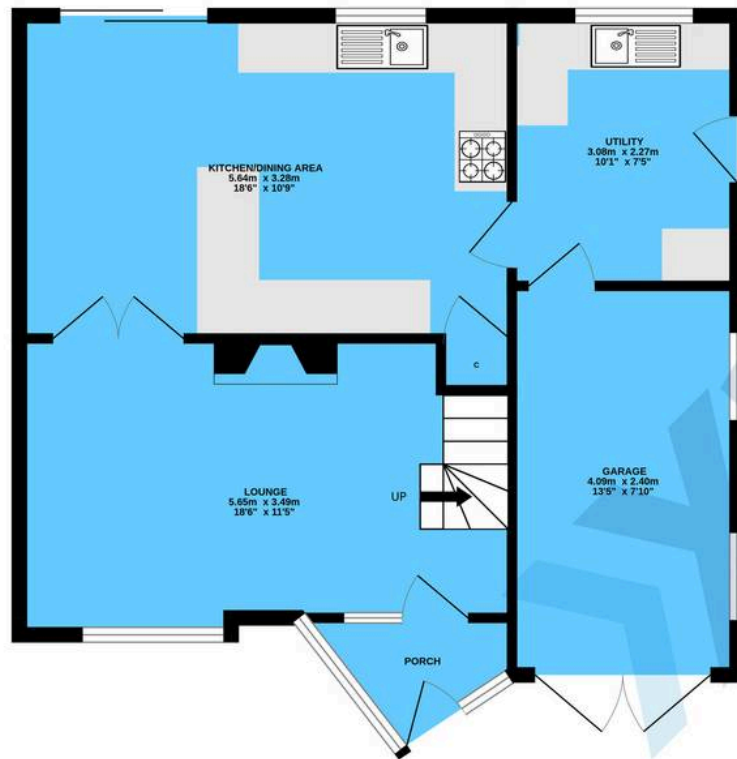
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

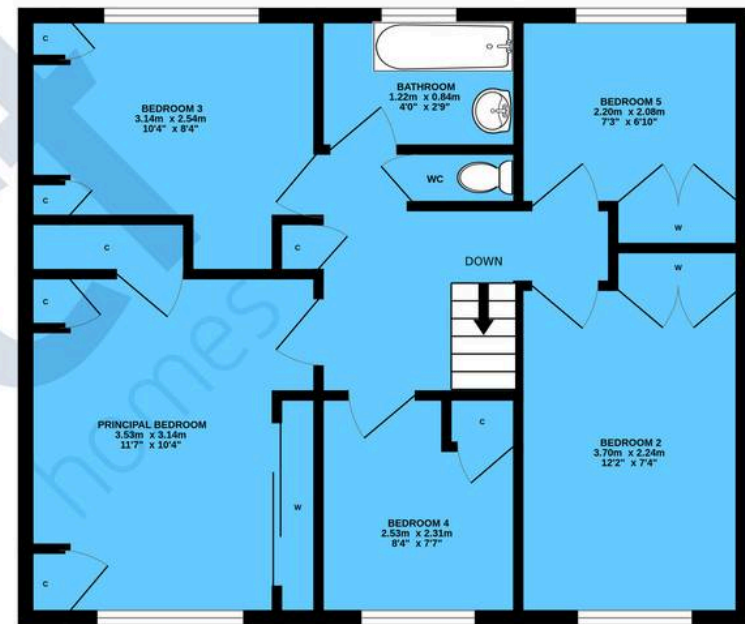
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 117.9 sq.m. (1269 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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