







Langfield Road, Knowle

Tenure: Freehold

- Sought After Location
- Versatile Accommodation Ideal for Growing Families
- Ample Off-Road Parking for Several Vehicles
- Spacious Lounge, Seperate Dining Room and Fitted Kitchen
- Approximately 2,209 sq ft (205.2 sq m) of Accommodation
- Generous Rear Garden Offering the Potential to Extend (STPP)

Offers In Excess Of £825,000

HUNTERS®
HERE TO GET *you* THERE

Langfield Road, Knowle

DESCRIPTION

A Spacious Six Bedroom Family Home Offering Over 2,200 Sq Ft of Versatile Accommodation

Situated within the sought-after B93 postcode, this impressive six-bedroom property offers an exceptional amount of versatile living space, making it an ideal choice for growing families or those seeking a home with additional space for working from home.

Extending to approximately 2,209 sq ft (205.2 sq m), the property boasts a well-proportioned layout comprising a generous lounge, seperate dining room, fitted kitchen, utility room, ground floor WC and an additional reception room currently identified as a gym, providing excellent flexibility to suit a variety of lifestyles.

To the first floor, the property offers six bedrooms, including a spacious principal bedroom, together with a family bathroom and additional en-suite facilities, providing practical accommodation for larger households.

Outside, the property boasts a driveway and a garage, providing secure parking and additional storage options. The generous rear garden offers excellent potential for future extensions (STPP), whilst still retaining ample outdoor space to enjoy.

Situated within the Arden catchment area, this home is ideally located for families seeking access to local schools. The charming village of Knowle is known for its vibrant community, with a variety of shops, restaurants, and parks nearby, making it a wonderful place to live.

This detached family home on Langfield Road is a rare find, combining spacious living with a prime location. It presents an excellent opportunity for those looking to settle in a sought-after area of Solihull. Don’t miss your chance to make this beautiful property your new home.





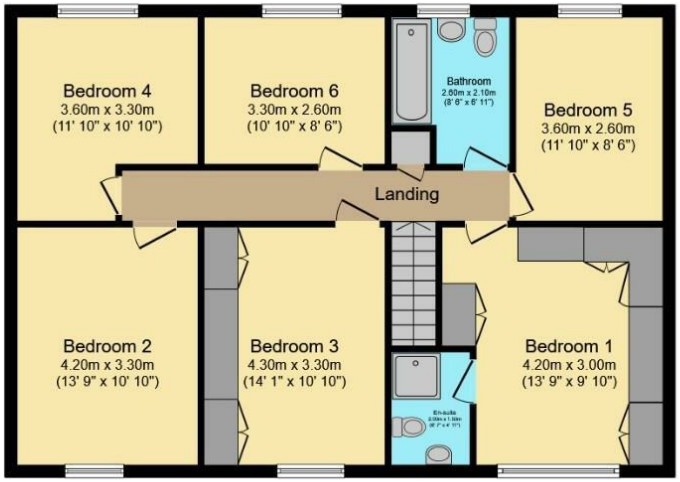




Council Tax: F



Ground Floor



First Floor

Total floor area 205.2 sq.m. (2,209 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

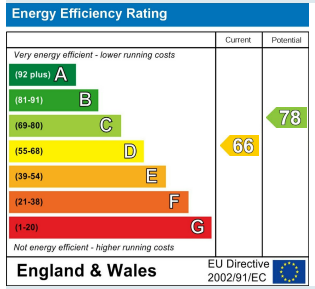
Viewing

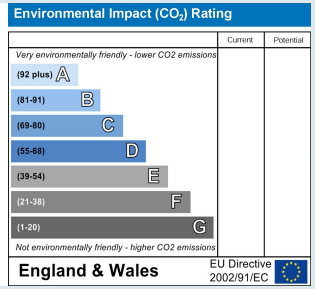
Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

1626 High Street, Knowle, B93 0JU
Tel: 01564 770707 Email:
knowlesales@hunters.com https://www.hunters.com

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

HUNTERS®
HERE TO GET *you* THERE