



Longdon Road, Knowle

Guide Price £575,000





## PROPERTY OVERVIEW

This immaculately presented and significantly extended three double bedroom, two bathroom property is located within the highly sought-after Knowle village. Set behind a large gravel driveway that provides ample parking, the home is accessed via an inviting entrance hallway. The ground floor features a spacious lounge to the front, complete with a traditional fireplace, creating a warm and welcoming atmosphere. Also to the front of the property is a well-appointed WC and separate shower room, offering convenience for both residents and guests. To the rear, the property boasts a stunning, significantly extended kitchen, dining and living area. This impressive space is enhanced by bi-folding doors that flood the room with natural light and provide seamless access to the garden. Also to the rear, is an office, ideal for home working and a large utility. Upstairs, three well-proportioned bedrooms are serviced by a modern family bathroom, which benefits from a free-standing bath and a separate walk-in shower. The property is within walking distance to Knowle Village and its array of amenities, and it falls within the prestigious Arden Academy catchment area, making it an ideal choice for families.





The outside space is equally impressive, with an expansive south-facing rear garden that has been recently landscaped to a high standard. This generous outdoor area offers plenty of space for relaxation, entertaining, and play, while enjoying picturesque views over the nature reserve beyond (perfect for those who appreciate a tranquil, scenic setting). The bi-folding doors from the kitchen area open directly onto a patio, creating a wonderful indoor-outdoor flow that is ideal for al fresco dining or summer gatherings. The garden's layout provides both open lawn and established planting, ensuring year-round interest and privacy.

#### 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





- Immaculately Presented & Significantly Extended Three Double Bedroom, Two Bathroom Property Located Within Knowle Village
- Set Behind A Large Gravel Driveway Providing Ample Parking
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Lounge With A Traditional Fireplace, A WC & A Separate Shower Room To The Front
- To The Rear Of The Property Is A Significantly Extended Kitchen, Dining & Living Area, With Bi-Folding Doors, Office & A Large Utility Room
- Located On The First Floor Are Three Well-Proportioned Bedrooms, All Serviced By A Modern Family Bathroom Benefitting From A Free-Standing Bath & Separate Walk-In Shower
- To The Rear Of The Property Is An Expansive South Facing Garden Which Has Been Recently Landscaped & Benefits From Views Over The Nature Reserve Beyond
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area

#### **ENTRANCE HALLWAY**

#### **WC**

#### **SHOWER ROOM**

7' 4" x 3' 0" (2.24m x 0.92m)

#### **LOUNGE**

15' 0" x 11' 11" (4.56m x 3.62m)

#### **DINING AREA**

11' 2" x 8' 11" (3.40m x 2.73m)

#### **LIVING AREA**

12' 5" x 10' 4" (3.79m x 3.14m)

#### **KITCHEN AREA**

11' 5" x 11' 0" (3.48m x 3.36m)



**UTILITY ROOM**

7' 0" x 5' 10" (2.13m x 1.79m)

**OFFICE**

7' 1" x 5' 1" (2.15m x 1.56m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

11' 9" x 9' 6" (3.58m x 2.90m)

**BEDROOM TWO**

11' 0" x 9' 2" (3.36m x 2.79m)

**BEDROOM THREE**

9' 9" x 9' 5" (2.98m x 2.87m)

**BATHROOM**

9' 9" x 5' 3" (2.98m x 1.61m)

**TOTAL SQUARE FOOTAGE**

112.0 sq.m (1201 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING**

**LANDSCAPED SOUTH FACING GARDEN**

**PATIO AREA**

**ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Howdens extractor, Bosch fridge/freezer, dishwasher, some light fittings, fitted wardrobes in one bedroom and garden shed.

**ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity. Broadband - FTTP (fibre to the premises). 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.



Approx Gross Internal Area  
112 sq m / 1201 sq ft



Ground Floor  
Approx 67 sq m / 725 sq ft

First Floor  
Approx 44 sq m / 476 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

