



Longdon Road, Knowle

In Excess Of £550,000





PROPERTY OVERVIEW

Welcome to this spacious five bedroom semi-detached house, positioned adjacent to Knowle park & within walking distance of Knowle Village and all its charming amenities. As you arrive, you are greeted by a generous front lawn and a driveway that provides ample parking and leads to a full size single garage (ideal for storage or keeping your car secure).

Step inside through the entrance porch and you'll find a large lounge featuring a fireplace. At the rear of the house, the open plan kitchen and dining area create a real heart of the home. There's also a handy utility room, giving you extra space for laundry or storage.

Upstairs, you'll discover five well proportioned bedrooms, all serviced by a well appointed family bathroom and a separate WC. This home is not only spacious but also set within the sought after Arden Academy catchment area, making it a fantastic choice for families.

Step outside and you'll find a real treat - a large, beautifully landscaped rear garden that's perfect for both relaxing and getting green-fingered with a patio area. For those who love home-grown produce, there's a separate fruit and vegetable area complete with raised beds, two greenhouses, and several established fruit trees (perfect for keen gardeners or anyone looking to embrace a more sustainable lifestyle).





With the added bonus of being so close to Knowle Village, you'll benefit from a tranquil garden and all the convenience of local shops. The property benefits from no upward chain providing more security for a purchaser.

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





- Offered To The Market With The Benefit Of No Upward Chain
- 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 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

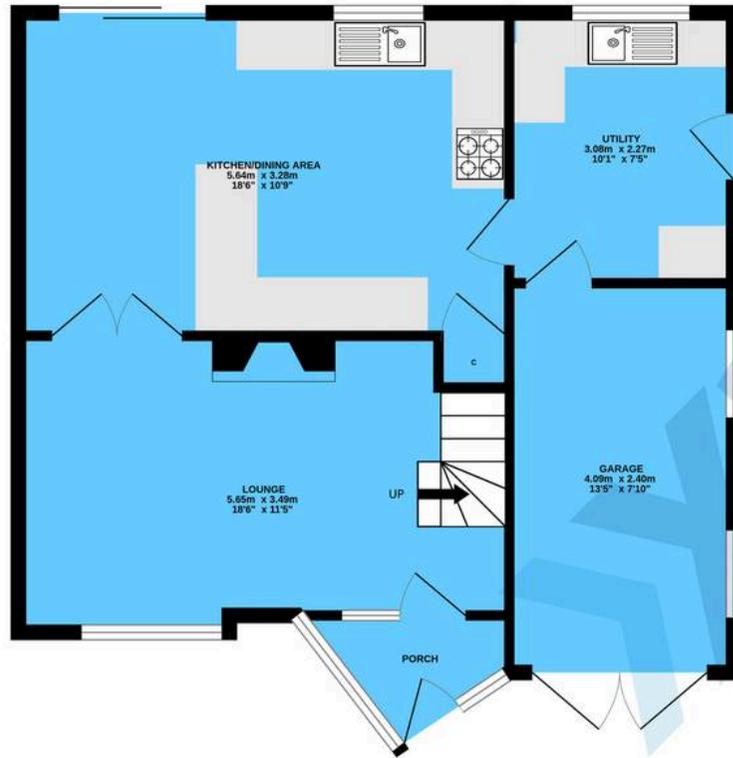
Services - direct mains water, sewers, electricity and solar PV (Photovoltaic) panels. Broadband - FTTC (fibre to the cabinet). Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

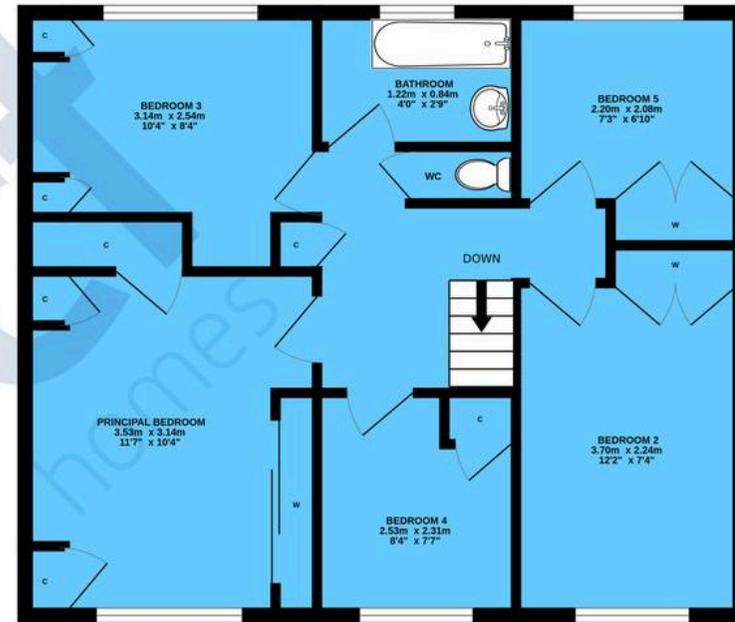
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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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