



Longdon Road, Knowle

Offers Over £439,950





## PROPERTY OVERVIEW

Nestled adjacent to the picturesque Knowle Park, this striking two bedroom home offers a unique opportunity to live in the heart of the sought-after Knowle Village within the distinguished Arden Academy catchment area. Boasting a generously proportioned two-bedroom layout.

Downstairs the property comprised of a large open plan living space and extended kitchen, with a separate WC and utility area. This property also offers an office room under the stairs. As you head upstairs there are two large bedrooms both of which are double bedrooms and services by a modern family bathroom. The property also benefits from a walled driveway with potential to add gates.



Beyond the interior, a beautifully landscaped garden with ample patio space which backs onto the nature reserve located in Knowle Park. With no upward chain, this property ensures a swift and hassle-free transition for the new owner, allowing for a seamless relocation process. There is also potential, subject to the necessary planning permission, to do a double story extension and loft conversion to create a four bedroom house, with a large principal bedroom with a room for a staircase to loft if converted.



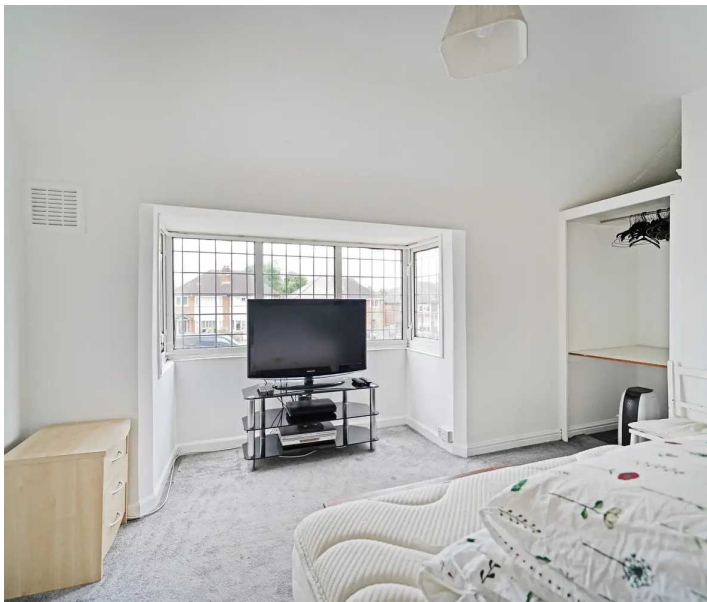
Situated within walking distance to the charming Knowle Village, residents can enjoy the array of local amenities, including boutique shops, cafes, and restaurants, all within easy reach. The property's close proximity to Knowle Park presents the perfect setting in a convenient.

Moreover, with the highly-regarded Arden Academy nearby, families with school-aged children can take advantage of the outstanding educational opportunities available within the academy's catchment area, further enhancing the appeal of this residence.

In conclusion, this graceful home offers a blend of modern living and prime location offered with the benefit of no upward chain.

#### 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).



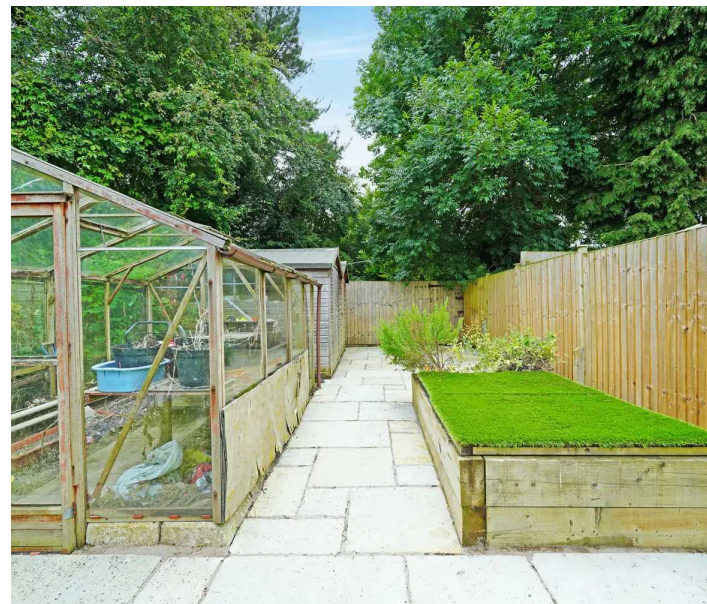


Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, 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

- Large Two Bedroom Semi Detached
- No Upward Chain
- Extended Kitchen
- Open Plan Living Space
- Beautifully Landscaped Garden
- Adjacent To Knowle Park
- Walking Distance To Knowle Village
- Arden Academy Catchment





#### **PORCH**

#### **LOUNGE / DINER**

21' 6" x 15' 7" (6.55m x 4.75m)

#### **KITCHEN**

12' 2" x 8' 0" (3.70m x 2.45m)

#### **UTILITY AREA**

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

15' 5" x 10' 8" (4.70m x 3.25m)

#### **BEDROOM TWO**

10' 6" x 9' 2" (3.20m x 2.80m)

#### **BATHROOM**

7' 7" x 5' 11" (2.30m x 1.80m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 90.0 sq.m. = 969 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

19' 10" x 6' 9" (6.05m x 2.05m)

#### **BEAUTIFULLY LANDSCAPED GARDEN**





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

Range free standing cooker, Hotpoint dishwasher, all carpets, some curtains, some blinds, all light fittings, a garden shed, a greenhouse.

#### **ADDITIONAL INFORMATION**

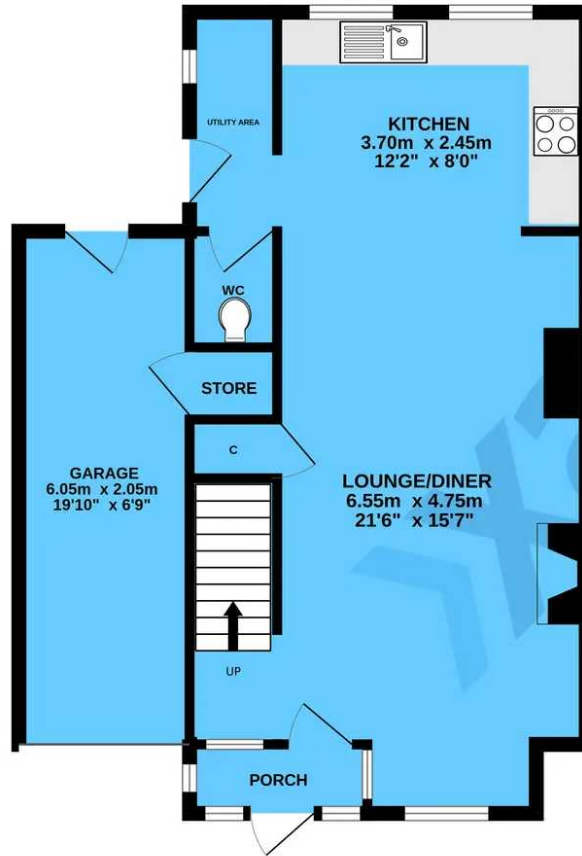
Services - oil, electricity and mains sewers. Broadband - Virgin. Loft space - with lighting.

#### **MONEY LAUNDERING REGULATIONS**

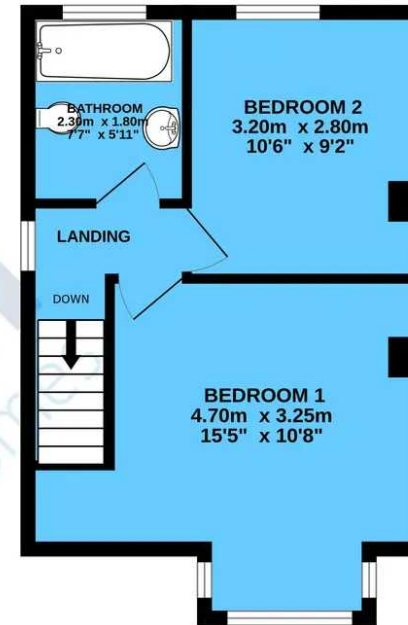
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 90.0 sq.m. (969 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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