



Langfield Road, Knowle

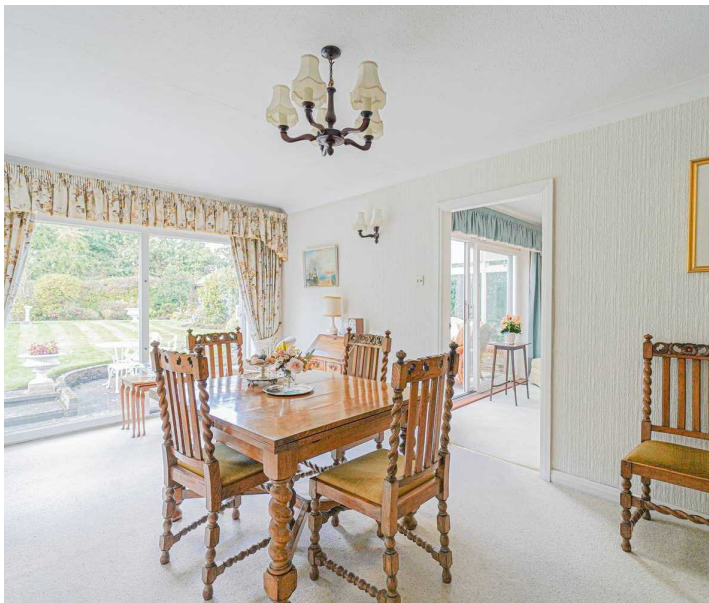
Guide Price £850,000





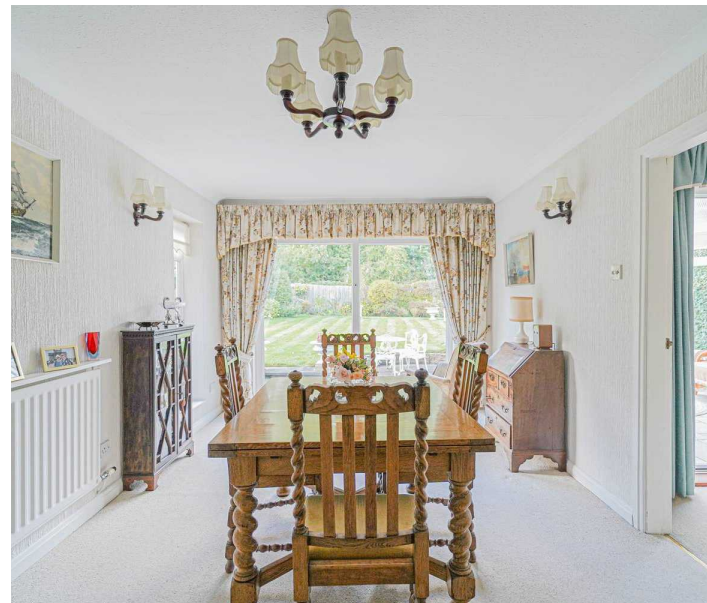
PROPERTY OVERVIEW

Presenting a unique opportunity to acquire a magnificent five-bedroom detached residence backing onto the prestigious Copt Heath Golf Course, this property boasts exceptional features that are guaranteed to impress even the most discerning of buyers. Upon entering the property, you are greeted by a large entrance hallway leading to various living spaces, including a dual aspect living room with a conservatory, a dining room, a breakfast kitchen, and a large utility room which in turn leads into the double garage. The abundance of space and natural light flowing throughout these rooms offers a sense of openness and tranquility. To the first floor, the property comprises five generously sized bedrooms and two bathrooms, with the principal bedroom benefitting from a substantial en-suite facility. Each bedroom exudes comfort and elegance, providing residents with a peaceful retreat to unwind after a long day. Nestled on a large tarmac driveway with a double garage, the property offers ample parking for multiple vehicles, ensuring convenience for homeowners and their guests.





The north-westerly facing rear garden provides a private sanctuary for outdoor relaxation, boasting beautifully landscaped grounds that enhance the overall charm of the property. One of the standout features of this residence is its idyllic location backing onto the practice area of Copt Heath Golf Course, offering stunning views of the lush greenery and enhancing the sense of privacy and exclusivity for residents. For buyers seeking additional living space or bespoke enhancements, the property presents outstanding scope for extension, subject to obtaining the necessary planning permissions. This potential for expansion provides an exciting opportunity for future customisation and personalisation of the property, accommodating evolving lifestyle needs and preferences. In conclusion, this exceptional property with no upward chain presents a rare chance to own a prestigious residence in a highly coveted location. With its striking features, convenient amenities, and remarkable potential, this property embodies luxury living at its finest and is sure to captivate those seeking a truly exceptional home.





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: G

Tenure: Freehold



- No Upward Chain
- Rare Opportunity To Purchase A Five Bedroom Detached Backing Onto Copt Heath Golf Course
- North Westerly Facing And Private Rear Garden
- Set Behind A Large Tarmacadam Driveway With Double Garage
- Large Entrance Hallway With Guest Cloakroom Leading To Dual Aspect Living Room With Conservatory, Dining Room, Breakfast Kitchen and Utility
- Five Bedrooms And Two Bathrooms
- Principal Bedroom With Large En-Suite Facility
- Beautifully Landscaped And Private Rear Garden Which Backs Onto The Practice Area For Copt Heath Golf Course
- Outstanding Scope For Extension Subject To Planning Permission

ENTRANCE HALLWAY

13' 9" x 11' 8" (4.19m x 3.56m)

WC

LIVING ROOM

24' 3" x 11' 6" (7.39m x 3.51m)

CONSERVATORY

13' 1" x 11' 6" (3.99m x 3.51m)

DINING ROOM

18' 8" x 10' 4" (5.69m x 3.15m)

BREAKFAST KITCHEN

11' 10" x 11' 10" (3.61m x 3.61m)

UTILITY

12' 0" x 5' 11" (3.66m x 1.80m)

INTEGRAL DOUBLE GARAGE

16' 5" x 14' 11" (5.00m x 4.55m)



FIRST FLOOR

PRINCIPAL BEDROOM

14' 5" x 13' 1" (4.39m x 3.99m)

ENSUITE

8' 8" x 8' 8" (2.64m x 2.64m)

BEDROOM TWO

14' 1" x 11' 10" (4.29m x 3.61m)

BEDROOM THREE

12' 0" x 11' 2" (3.66m x 3.40m)

BEDROOM FOUR

11' 10" x 7' 3" (3.61m x 2.21m)

BEDROOM FIVE

10' 10" x 8' 8" (3.30m x 2.64m)

BATHROOM

9' 2" x 8' 8" (2.79m x 2.64m)

TOTAL SQUARE FOOTAGE

200.9 sq.m (2162 sq.ft) approx.

OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, curtains, blinds and light fittings and electric garage door.

ADDITIONAL INFORMATION

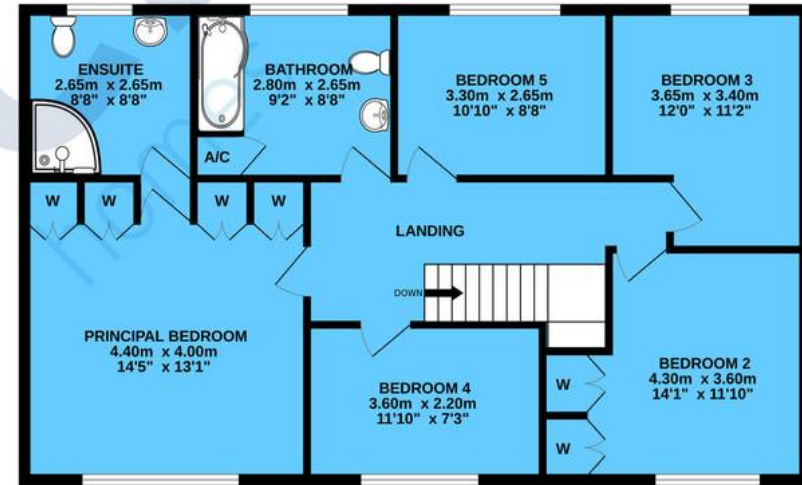
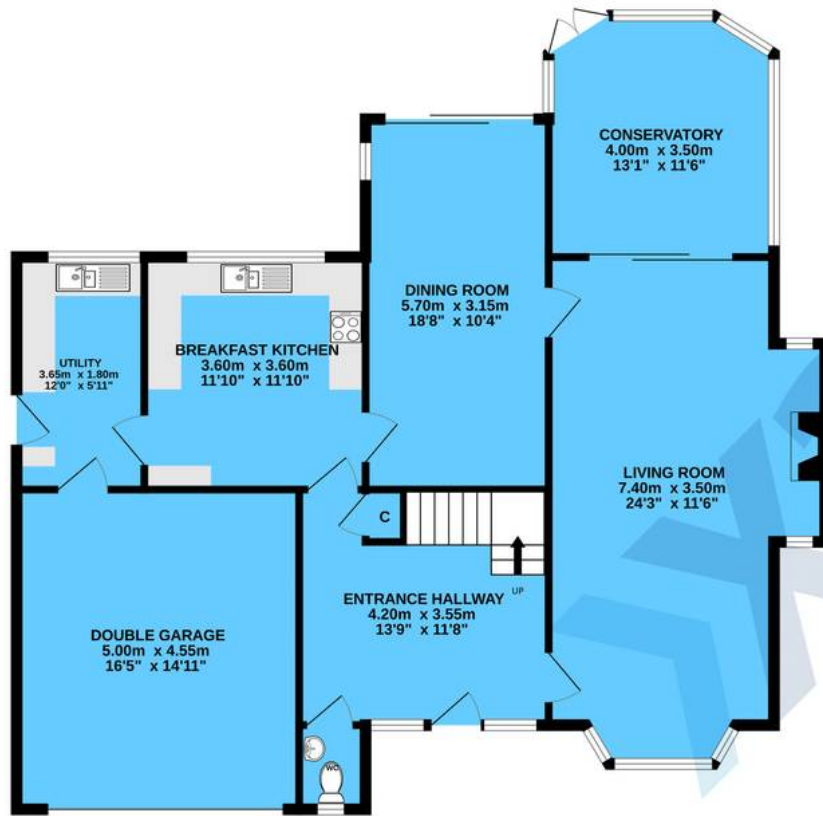
Services - mains gas, electricity and sewers.
Broadband - available. Loft space - part boarded.

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 : 200.9 sq.m. (2162 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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