



Landor Road, Knowle

Guide Price £500,000





PROPERTY OVERVIEW

Welcome to this completely refurbished and absolutely immaculate three-bedroom semi-detached property with no upward chain, located within the coveted catchment area of Arden Academy. The property boasts a prime location and has been meticulously updated to offer a stylish and contemporary living environment. Upon approaching the property, you are greeted by a block-paved driveway leading to a garage, providing ample parking space for your convenience. Step inside, and you will be impressed by the bright and spacious living room, ideal for relaxation and entertaining guests. The open-plan kitchen/diner is a standout feature of this home, showcasing a brand-new kitchen with granite worksurfaces throughout, creating a sleek and modern aesthetic. Ascending the stairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom has been recently refurbished to a high standard, featuring contemporary fixtures and fittings for your comfort and convenience. Outside, the landscaped rear garden is a tranquil oasis, perfect for enjoying the outdoors in privacy and seclusion. A new patio area provides an ideal space for al fresco dining and entertaining, while a lush lawn offers a green backdrop for outdoor activities and relaxation.



In summary, this property offers a rare opportunity to acquire a beautifully renovated home in a sought-after location, perfect for families or professionals looking for a place to call their own. The combination of modern design, high-quality finishes, and the convenient location within the Arden Academy catchment area make this property a standout choice for discerning buyers. Viewing is essential to fully appreciate all that this property has to offer. Don't miss out on the chance to make this meticulously refurbished and immaculate home your own. Contact us today to arrange a viewing and take the first step towards owning your dream home.

- No Upward Chain
- Completely Refurbished And Absolutely Immaculate Three Bedroom Semi Detached
- Located Within Arden Academy Catchment Area
- Set Behind Block Paved Driveway With Garage
- Living Room And Open Plan Kitchen / Diner With New Kitchen Granite Worksurface Throughout
- Three Bedrooms And Refurbished Family Bathroom
- Landscaped Rear Garden With New Patio And Lawn
- Viewing Essential





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: D

Tenure: Freehold

PORCH

HALL

LIVING ROOM

14' 9" x 11' 6" (4.50m x 3.51m)

KITCHEN/DINER

14' 9" x 8' 6" (4.50m x 2.59m)



FIRST FLOOR

BEDROOM ONE

14' 10" x 8' 1" (4.52m x 2.46m)

BEDROOM TWO

12' 5" x 8' 1" (3.78m x 2.46m)

BEDROOM THREE

9' 6" x 6' 0" (2.90m x 1.83m)

BATHROOM

6' 3" x 5' 11" (1.91m x 1.80m)

TOTAL SQUARE FOOTAGE

78.5 sq.m (845 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

LANDSCAPED GARDEN WITH PATIO AREA

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Sold as seen.

ADDITIONAL INFORMATION

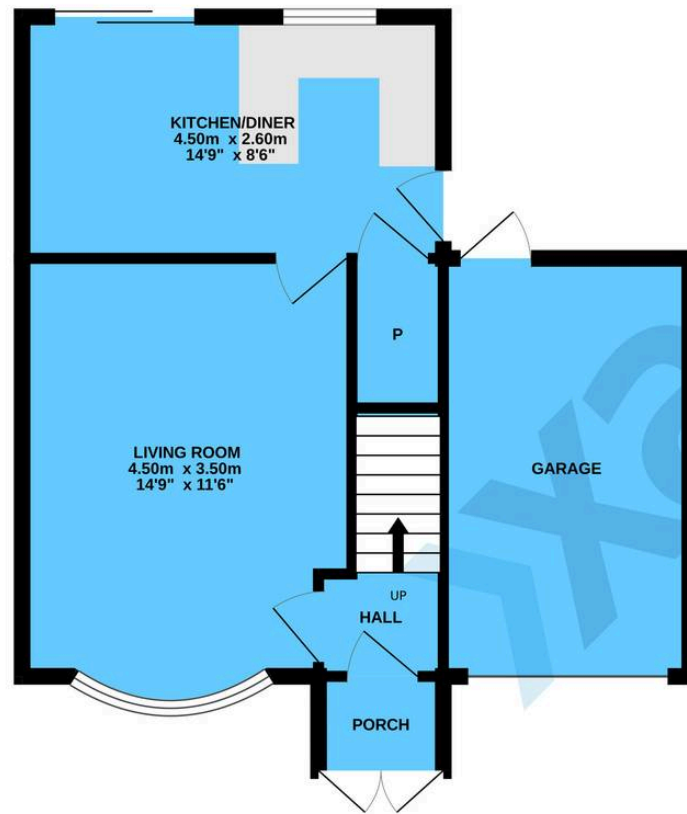
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).



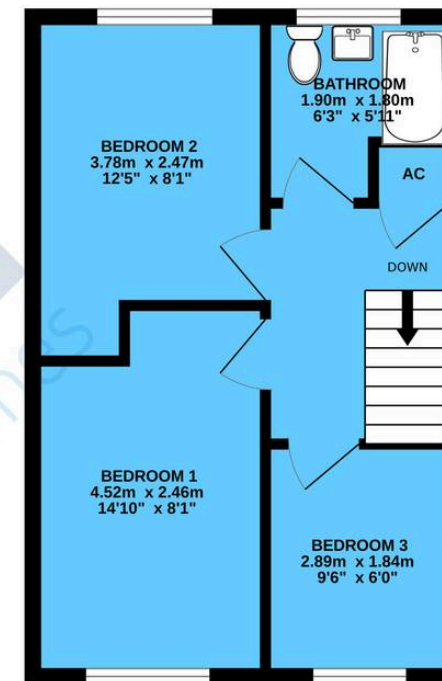
INFORMATION FOR POTENTIAL BUYERS

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 : 78.5 sq.m. (845 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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