



Longdon Road, Knowle

Guide Price £450,000







## PROPERTY OVERVIEW

Set behind a neatly maintained front lawn and a tarmac driveway which is supported by a single garage (ideal for parking or additional storage), this attractive family home is offered to the market with the benefit of no upward chain.

Upon entry, the property welcomes you through a practical front porch that opens into a large lounge, featuring a striking fireplace as its focal point and providing a comfortable setting for relaxing or entertaining guests.

To the rear of the ground floor, a generous dining room offers ample space for family meals or hosting dinner parties, seamlessly connecting to an extended kitchen. A convenient downstairs WC is also located on this level, adding further practicality for daily life.

Ascending to the first floor, you will find three well-proportioned bedrooms, two of which are spacious double rooms, all serviced by a contemporary shower room designed with both style and functionality in mind.

The thoughtful layout and generous room sizes make this property suitable for a range of buyers, from growing families to those seeking flexible living arrangements.







The property enjoys a highly sought-after location within walking distance of Knowle Park, Knowle Village, and the wealth of amenities that the village has to offer, including shops, cafes, and local services. It is also situated within the prestigious Arden Academy catchment area, making it an excellent choice for families prioritising access to reputable schooling.

This is a rare opportunity to acquire a well-presented home in a desirable setting, combining spacious accommodation with convenience and a strong sense of community. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

#### 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







- Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Single Garage
- The Property Is Accessed Via The Front Porch Which Leads To A Large Lounge With Feature Fireplace & To The Rear Of The Property Is A Large Dining Room, Extended Kitchen & Downstairs WC
- To The First Floor Are Three Well-Proportioned Bedrooms, Two Of Which Are Double Bedrooms & All Of Which Are Serviced By A Modern Shower Room
- To The Rear Of The Property Is A Large Garden, Mainly Laid With Lawn & Benefiting From A Vegetable Patch To The Rear
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To Knowle Park, Knowle Village & All Of The Amenities Knowle Village Has To Offer
- Situated Within The Prestigious Arden Academy Catchment Area





## **ENTRANCE PORCH**

### **LOUNGE**

18' 10" x 13' 5" (5.74m x 4.09m)

### **DINING ROOM**

19' 0" x 9' 3" (5.79m x 2.81m)

### **KITCHEN**

14' 3" x 10' 0" (4.34m x 3.04m)

### **UTILITY AREA**

7' 11" x 6' 9" (2.41m x 2.07m)

### **WC**

### **INTEGRAL GARAGE**

16' 7" x 8' 4" (5.05m x 2.55m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

12' 0" x 8' 7" (3.65m x 2.61m)

### **BEDROOM TWO**

10' 6" x 8' 7" (3.20m x 2.62m)

### **BEDROOM THREE**

8' 9" x 8' 4" (2.66m x 2.53m)

### **SHOWER ROOM**

7' 11" x 7' 3" (2.41m x 2.20m)

### **TOTAL SQUARE FOOTAGE**

121.0 sq.m (1299 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **GARDEN**

### **VEGETABLE PATCH**





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

Free-standing cooker, kitchen extractor, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom, underfloor heating in shower room, garden shed and greenhouse.

#### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTC (fibre to the cabinet).

#### **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.

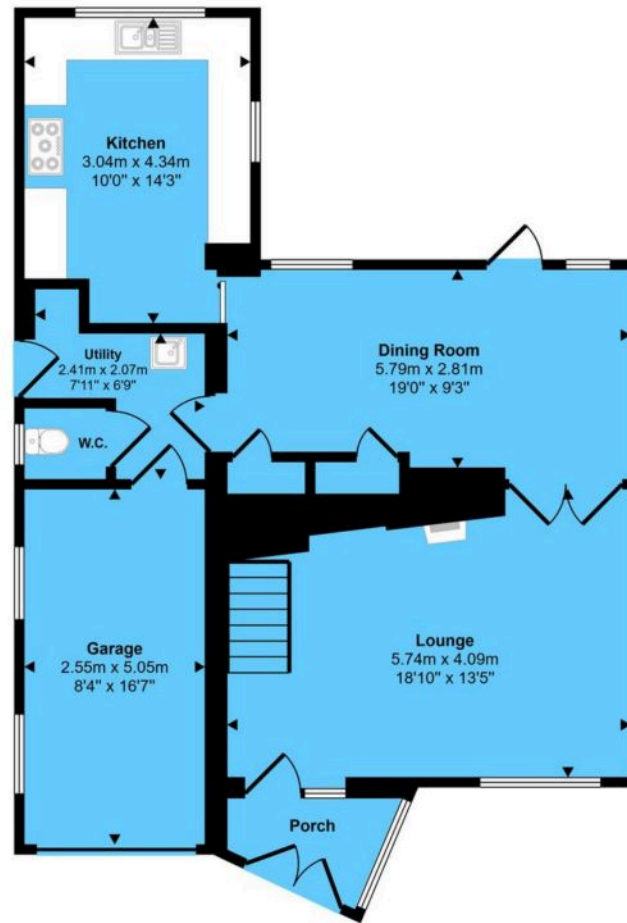
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



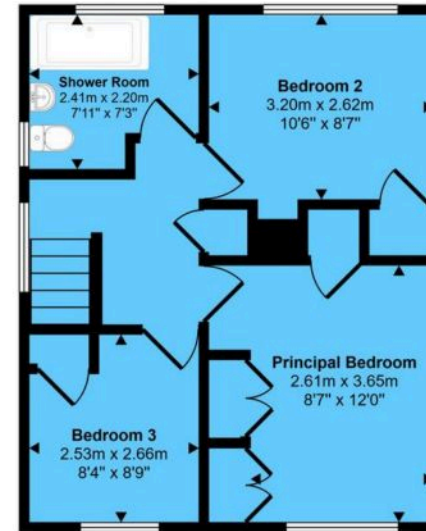




Approx Gross Internal Area  
121 sq m / 1299 sq ft



Ground Floor  
Approx 79 sq m / 847 sq ft



First Floor  
Approx 42 sq m / 451 sq ft

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

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