



Longdon Road, Knowle

Guide Price £600,000





PROPERTY OVERVIEW

Boasting an impressive extension and loft conversion, this traditional semi-detached property offers exceptional living space spread over three floors. The residence is ideally situated within walking distance to the charming Knowle Village and its scenic park, making it a prime location for families or professionals alike. Approaching the property, a large block-paved driveway greets you, providing ample parking for multiple vehicles. Upon entering, you are welcomed into a tastefully presented home comprising a well-designed ground floor layout. The spacious accommodation includes an inviting entrance hallway, a versatile office space to the front, a dual-aspect and open plan living / dining room, a light-filled conservatory, and an extended, L-shaped breakfast kitchen with semi vaulted ceiling and views to the rear garden. Ascending to the first floor, you will find three generously proportioned double bedrooms, serviced by a family bathroom offering modern amenities. The second floor is dedicated to a private fourth bedroom with its own ensuite, making it an ideal retreat for guests or family members seeking privacy.





This property truly comes into its own with its large south-facing landscaped rear garden. Boasting privacy and tranquillity, the outdoor space includes a summerhouse and shed, providing additional storage and relaxation areas for outdoor enthusiasts. In order to fully appreciate the size, location, and aspect of this beautiful family home, viewing is not just recommended but essential. This property offers a unique opportunity to own a well-maintained, extended residence in a sought-after location. Experience the comfort and convenience this property has to offer and envision the potential it holds for creating a warm and welcoming home for you and your loved ones. This property encapsulates the perfect balance of traditional charm and modern functionality, making it a standout option for discerning buyers seeking a well-appointed family home. Don't miss the chance to make this exceptional property your own.

- Significantly Extended Four Bedroom Traditional Semi Detached Property Set Over Three Floors
- Located Within Walking Distance To Knowle Village And Park
- Set Back Behind Large Block Paved Driveway Providing Parking For Multiple Vehicles
- Beautifully Presented To Include Following Ground Floor Accommodation: Entrance Hallway, Office, Dual Aspect Living / Dining Room, Conservatory and L-Shaped And Extended Breakfast Kitchen
- Three Double Bedrooms To First Floor With Family Bathroom
- Fourth Bedroom And Ensuite Located To Second Floor Ideal For Guests
- Large South Facing Landscaped And Private Rear Garden With Summerhouse And Shed
- Viewing Essential To Full Appreciate The Size, Location And Aspect Of This Beautiful Family 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: D

Tenure: Freehold



ENTANCE HALLWAY

WC

OFFICE

11' 2" x 7' 10" (3.40m x 2.39m)

LIVING/DINING ROOM

22' 0" x 12' 10" (6.71m x 3.91m)

CONSERVATORY

10' 6" x 10' 4" (3.20m x 3.15m)

BREAKFAST KITCHEN

17' 7" x 10' 6" (5.36m x 3.20m)

DINING AREA

14' 1" x 8' 10" (4.29m x 2.69m)

FIRST FLOOR

BEDROOM ONE

13' 0" x 10' 6" (3.96m x 3.20m)

BEDROOM TWO

13' 0" x 8' 10" (3.96m x 2.69m)

BEDROOM THREE

9' 0" x 7' 7" (2.74m x 2.31m)

SHOWER ROOM

6' 7" x 5' 11" (2.01m x 1.80m)

SECOND FLOOR

BEDROOM FOUR

15' 5" x 12' 6" (4.70m x 3.81m)

ENSUITE

7' 7" x 4' 7" (2.31m x 1.40m)

**TOTAL SQUARE FOOTAGE**

144 sq.m (1550 sq.ft) approx.

OUTSIDE THE PROPERTY**LANDSCAPED REAR GARDEN****SUMMERHOUSE & SHED****ITEMS INCLUDED IN THE SALE**

Rangermaster free standing cooker, extractor, Zanussi washing machine, all carpets, blinds and light fittings, garden shed and summerhouse.

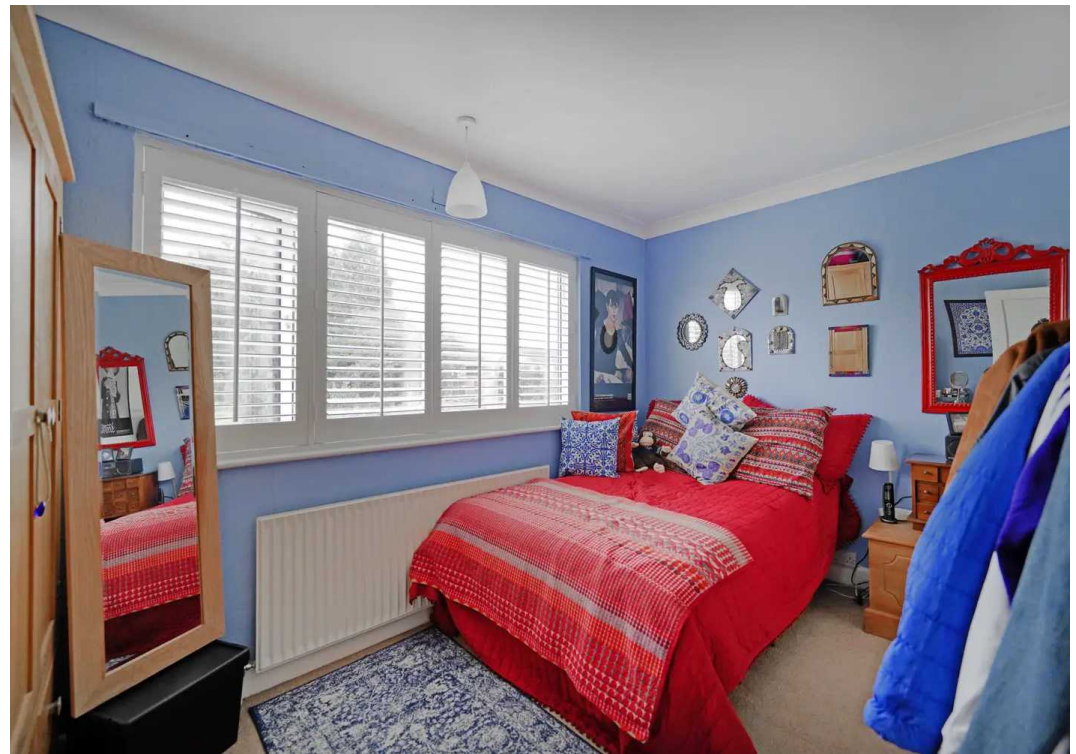
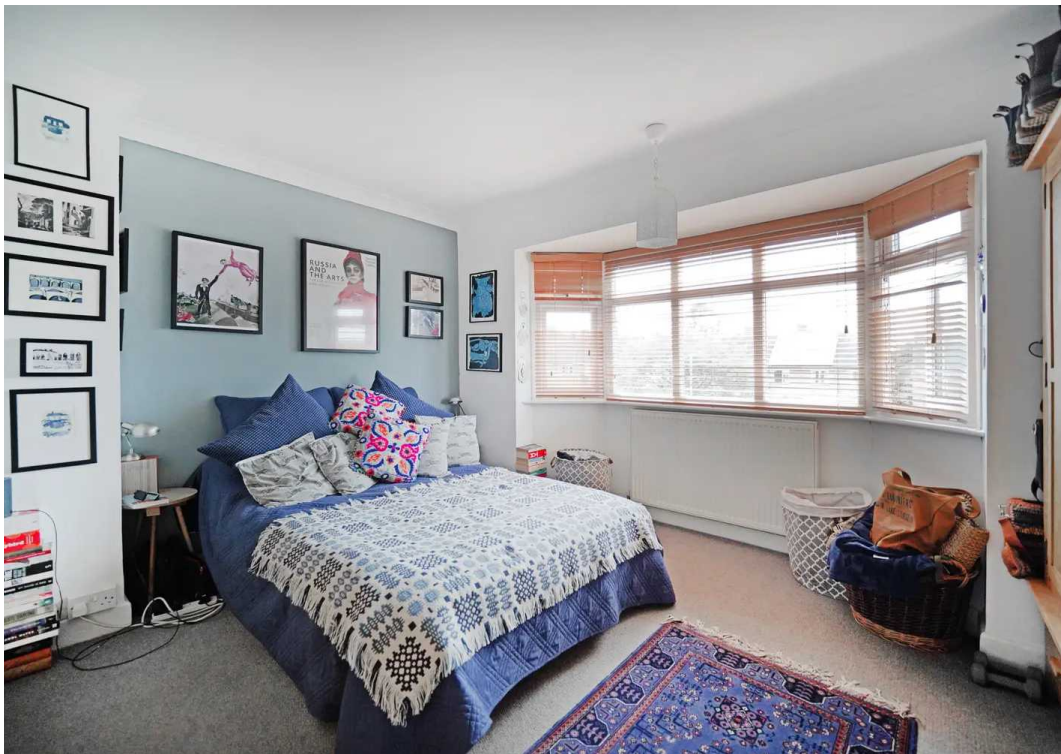
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - BT - fibre optic.

MONEY LAUNDERING REGULATIONS

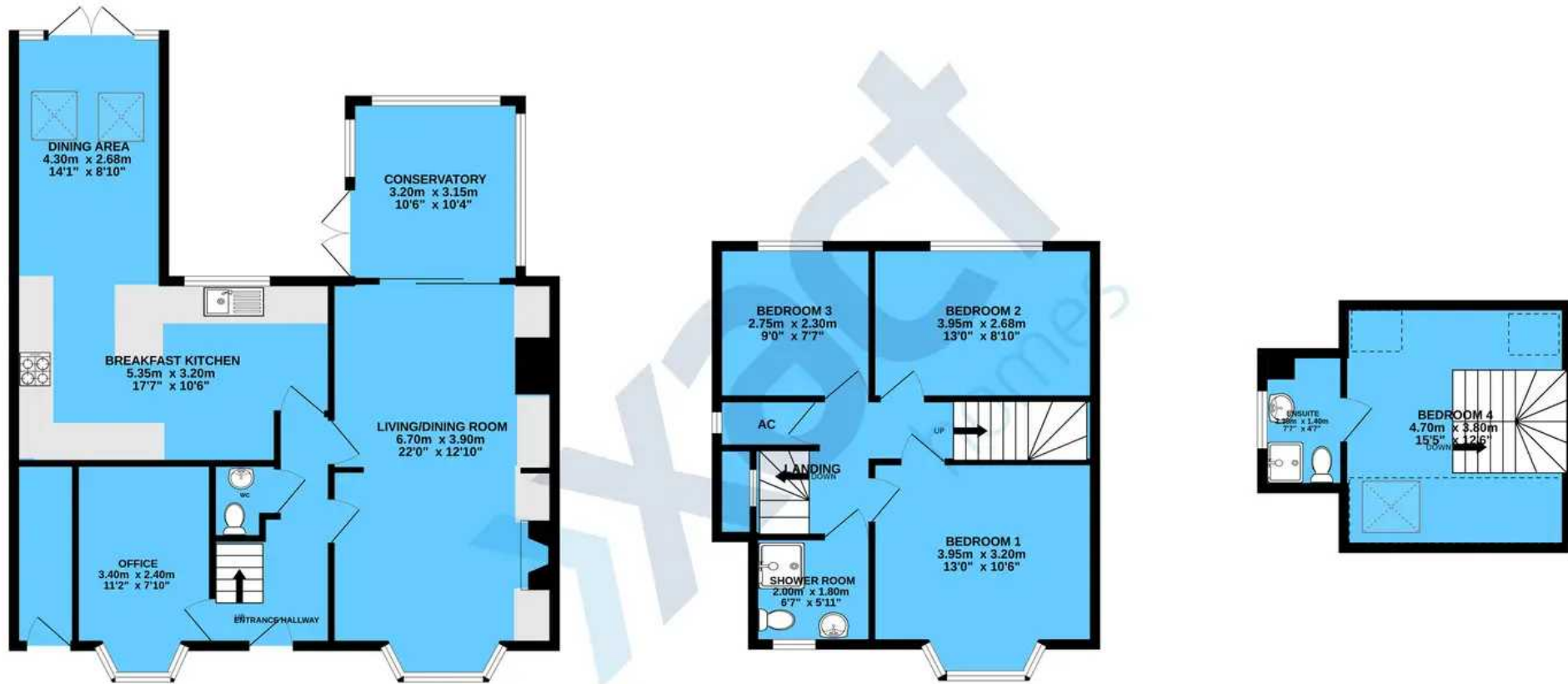
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 144.0 sq.m. (1550 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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