

Longdon Road, Knowle

Guide Price £495,000

xact HOMES







PROPERTY OVERVIEW

Situated adjacent to the picturesque Knowle Park and within the highly sought-after Arden Academy catchment area, this impressive four bedroom, two bathroom semi-detached house presents an exceptional opportunity for family living in a prime location.

The property is set behind a neat front lawn and a tarmac driveway, offering ample parking and access to a full size single garage (ideal for additional storage or secure parking).

Upon entering through the welcoming porch, you are greeted by a spacious lounge at the front of the house, featuring a fireplace that creates a warm and inviting atmosphere. To the rear, the dedicated dining room provides a perfect setting for family meals and entertaining guests, with convenient access to the garden, while the separate kitchen is complemented by a utility room (offering additional workspace and laundry facilities) and downstairs WC.

Upstairs, four well-proportioned bedrooms ensure comfortable accommodation for the whole family, with two bathrooms servicing the first floor. The principal bedroom enjoys the luxury of an en-suite, providing privacy and convenience.







Located within walking distance of Knowle village, residents have easy access to an array of amenities including shops, restaurants, and excellent local schools, making this property an ideal choice for those seeking both convenience and a strong sense of community. With its spacious layout, high quality fixtures, and desirable setting, this property truly stands out as a superb family home in one of the area's most prestigious neighbourhoods.

- Four Bedroom Two Bathroom Semi-Detached House Located Adjacent To Knowle Park
- The Property Is Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via The Porch & Is Comprised Of A Large Lounge To The Front With A Feature Fireplace
- To The Rear Is A Dining Room With Access Onto The Garden & A Separate Kitchen Which Is Supported By A Utility Room & Downstairs WC
- Located On The First Floor Are Four Bedrooms, Which Are Serviced By Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- Located To The Rear Of The Property Is A Well Established Substantial Garden
- Set Within The Prestigious Arden Academy Catchment Area
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle 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

PORCH

LOUNGE
18' 11" x 13' 10" (5.76m x 4.22m)

DINING ROOM
9' 9" x 10' 4" (2.96m x 3.14m)

KITCHEN
8' 7" x 11' 4" (2.61m x 3.46m)



UTILITY ROOM
7' 7" x 10' 0" (2.31m x 3.06m)

WC

INTEGRAL GARAGE
8' 6" x 15' 11" (2.60m x 4.84m)

FIRST FLOOR

PRINCIPAL BEDROOM
12' 2" x 12' 1" (3.70m x 3.69m)

ENSUITE
6' 1" x 6' 8" (1.85m x 2.03m)

BEDROOM TWO
10' 3" x 10' 7" (3.13m x 3.23m)

BEDROOM THREE
7' 6" x 13' 2" (2.28m x 4.02m)

BEDROOM FOUR
7' 4" x 9' 7" (2.23m x 2.91m)

BATHROOM
7' 9" x 6' 4" (2.37m x 1.93m)

TOTAL SQUARE FOOTAGE
127.0 sq.m (1368 sq.ft) approx.

OUTSIDE THE PROPERTY

TARMAC DRIVEWAY

WELL ESTABLISHED SUBSTANTIAL GARDEN

ITEMS INCLUDED IN THE SALE
All carpets, curtains, blinds and light fittings.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded.

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.

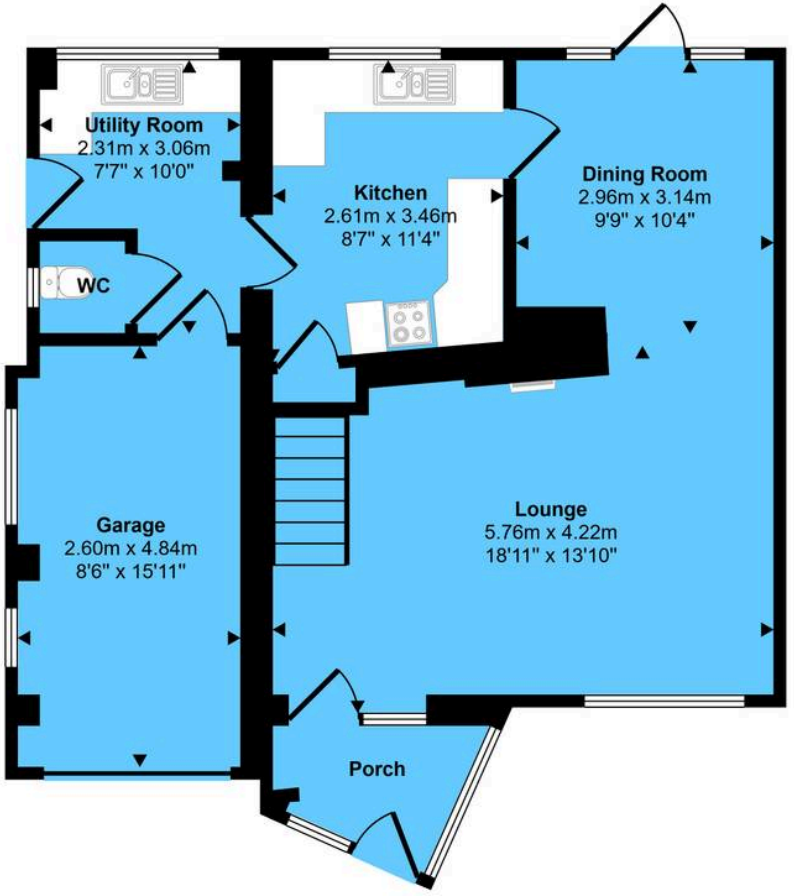




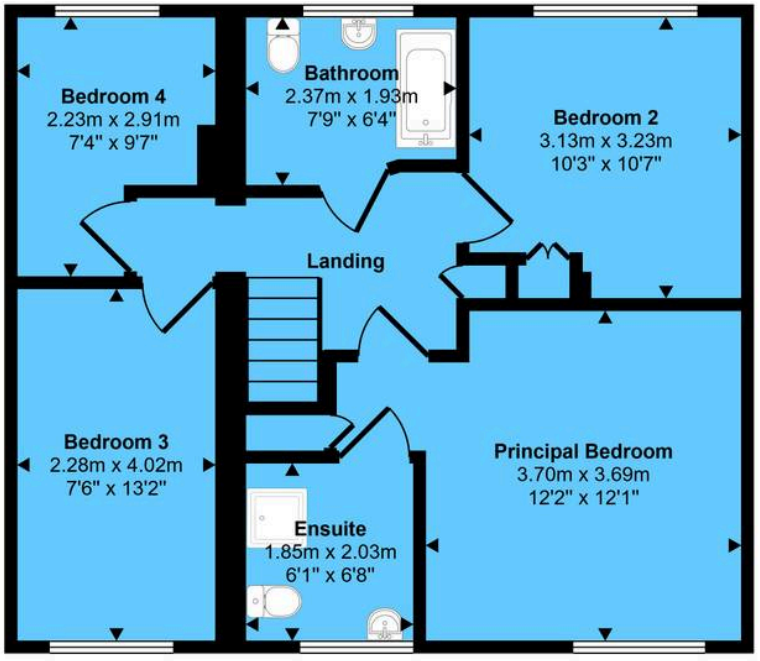




Approx Gross Internal Area
127 sq m / 1368 sq ft



Ground Floor
Approx 68 sq m / 737 sq ft



First Floor
Approx 59 sq m / 631 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.

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