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Longdon Road, Knowle

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Guide Price £725,000

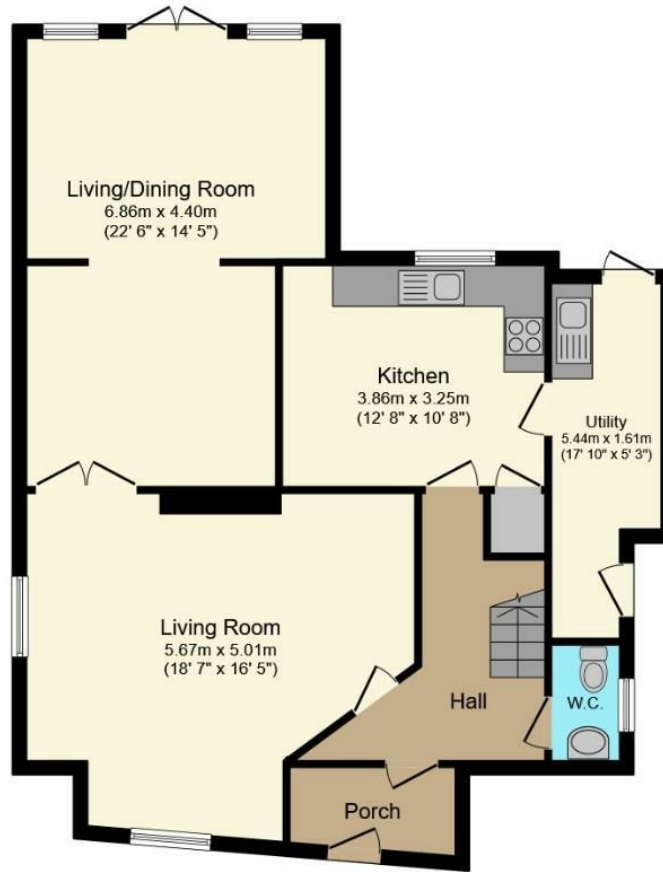
Located in the charming area of Knowle, Solihull, this four-bedroom detached house on Longdon Road offers a perfect blend of comfort and modern living. The property is ideally located near local parks and reputable schools, making it an excellent choice for families seeking a vibrant community.

Upon entering, you are greeted by two reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the open-plan kitchen and dining area, which is designed to foster a warm and inviting atmosphere. This layout not only enhances the flow of the living space but also allows for easy interaction with family and guests.

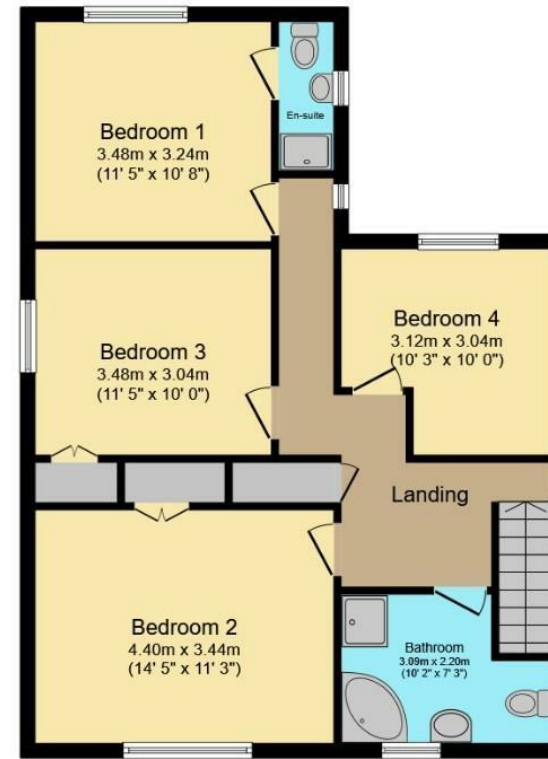
One of the standout features of this property is the garden, which offers a private outdoor retreat. This space is perfect for children to play, for hosting summer barbecues, or simply enjoying the tranquillity of nature.

In summary, this four-bedroom detached house on Longdon Road is a wonderful opportunity for those looking to settle in a desirable area of Knowle.

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Ground Floor

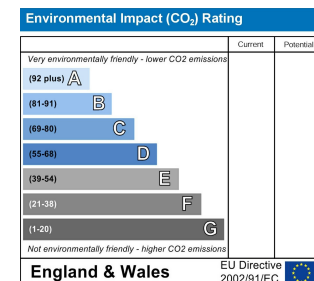
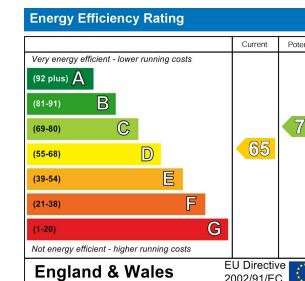


First Floor

Total floor area 156.6 m² (1,686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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APPROACH

The property is approached over a tarmac driveway with access to the garage and the front entrance.

ON THE GROUND FLOOR

ENTRANCE PORCH

The porch has a wall light point and part glazed door opening onto the Hallway.

HALLWAY

The hallway has wall light points, wall mounted radiator, vinyl flooring and door off to under stairs storage cupboard.

CLOAKROOM

Having a white two piece suite incorporating a close coupled WC and guest wash hand basin, above a storage cupboard. Also, there is an opaque UPVC double glazed window to the side aspect, ceiling light point, central heating radiator, vinyl flooring and part complimentary tiling to walls.

MAIN LIVING ROOM (front)

18'7" x 16'5"

The lounge is situated at the front of the property and has two dual aspect UPVC double glazed windows overlooking the front and side aspects, coving to ceiling, a stone built feature fireplace with marbled style shelves and mantle, there is an inset gas fire, a side plinth for the TV and wood effect laminated flooring. Also, there are two central heating radiators and double doors which open onto open plan Dining area, living area and fitted kitchen.

DINING AREA/LIVING AREA (rear)

22'6" x 14'5"

The dining/living area offers generous family and entertaining space. The dining area and living area has two radiators, two ceiling and four wall light point, UPVC double glazed French doors opening onto the rear garden. The dining area also opens up onto the kitchen.

KITCHEN (rear)

12'7" x 10'7"

There is a range of oak style base and wall cabinets including drawers with work surfaces over, ceiling light point and under cabinet lights, a UPVC double glazed window overlooking the rear garden and door to useful pantry. Also, an integrated dishwasher, range style cooker and extractor fan, slate flooring and doors off to Hallway and Utility.

UTILITY (rear/side)

17'10" x 5'3"

Having ceiling light point, space and plumbing for automatic washing machine, wall and base cupboards, inset sink and drainer, wall mounted Baxi combination gas-fired boiler, Velux style window and door to side access and rear garden.

ON THE FIRST FLOOR

Staircase from the Hall lead up to the Landing.

FIRST FLOOR LANDING

There is loft ladder access to the LARGE LOFT AREA, which is boarded, carpeted and has lighting and two Velux style windows giving natural light. Leading off, there is a separate SHOWER AREA with shower cubicle, WC and wash hand basin.

The landing has ceiling light point, UPVC double glazed opaque window over the side elevation, Airing Cupboard and doors off too:

BEDROOM 1 (rear)

11'5" x 10'7"

Having ceiling light point, wall mounted radiator, UPVC double-glazed window to rear aspect and door off to:

EN SUITE SHOWER ROOM

Having a three piece bathroom suite incorporating a shower cubicle with wall mounted electric shower, close coupled WC and wall mounted wash hand basin. Also, UPVC double-glazed opaque window to the side aspect.

BEDROOM 2 (front)

14'5" x 11'3"

Having a range of fitted wardrobes with hanging space and a further built-in wardrobe with hanging space. Also, ceiling light point, gas central heating radiator, UPVC double-glazed window to front aspect.

BEDROOM 3 (side)

11'5" x 9'11"

Having built-in wardrobe with hanging space, ceiling light point, UPVC double-glazed opaque window to side aspect and wall mounted radiator.

BEDROOM 4 (rear)

10'2" x 9'11"

Having ceiling light point, wall mounted radiator, UPVC double-glazed window to rear aspect.

FAMILY BATHROOM (front)

10'1" x 7'6"

Having a four piece bathroom suite including panelled bath, shower cubicle with electric shower, close coupled WC and pedestal wash hand basin. Also, wall mounted heated towel rail, UPVC double-glazed opaque to front aspect. Complimentary tiling.

OUTSIDE

REAR GARDEN

Being mainly laid to lawn with mature trees and shrubs, having paved patio. There is a crazy paved pathway meandering to the rear of the garden where a summerhouse and timber workshop are situated (the workshop has electric). The garden is lit by two outdoor lights either side of the French doors to the living area. There are also ample outdoor power points.

GARAGE

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.


REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









