

Portfolio
Collection



190 Longdon Road, Knowle, Solihull, B93 9HU

Hunters

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- 🏠 Four Bed Detached Family Home
- 🏠 Established 150ft + Garden
- 🏠 Bathroom & En Suite Shower
- 🏠 Conservatory & Family Room/Office
- 🏠 Breakfast Kitchen to Front
- 🏠 Deep Driveway & Garage
- 🏠 Large Living Room
- 🏠 0.23 Acre Plot

This four bedroomed detached family home occupies a large and established spot with deep driveway to the front and a long lawned garden to the rear. The property stands within three quarters of a mile of Knowle village High Street and within the catchment areas for excellent local schools. The village is well known for its many period and character buildings, inns, restaurants, shops and historic church whilst Dorridge, the neighbouring village has a small square, a recently opened Sainsburys store and a railway station which provides commuter services between London Marylebone and Birmingham Snow Hill. Solihull town centre is within three miles and provides further and more comprehensive facilities, whilst Junction 5 of the M42 is within just two miles and leads to the Midlands motorway network, centres of commerce and culture.

The accommodation comprises:

OAK FRAMED PITCHED CANOPY ENTRANCE with oak panelled front door to the

RECEPTION HALL 21' 11" (6.70m) in length and having a wood laminate panelled effect floor, stairs with timber handrail to the first floor and oak panelled doors radiating to the garage, a cloaks cupboard, a laundry room and office.

CLOAKROOM having a modern white suite with wc and hand basin.

LAUNDRY ROOM having space and plumbing for automatic washing machine and access to the garden.

LIVING ROOM (REAR) 19' 7" x 11' 1" (5.97m x 3.40m) having a continuation of the wood laminate floor from the reception hall, a proud chimney breast with inset alcove and raised slate tiled hearth, timber beam and fitted living flame gas stove with window and French doors to the

CONSERVATORY (REAR) 16' 4" x 11' 1" (5.0m x 3.38m) used as a dining and sitting room and having a brick built base, upvc double glazed windows, glass roof, views to the garden and sliding doors to the decked patio.

BREAKFAST KITCHEN (FRONT) 16' 3" x 10' 0" (4.97m x 3.05m) having a wood panelled laminate floor throughout, twin windows to the front of the property, breakfast/dining table space and a range of ivory fronted kitchen units with wall mounted storage cupboards, glazed leaded display cabinets, matching base units, drawers, oak bleached block work surfaces with inset French farmhouse style sink and mixer tap, range space with Rangemaster filter fan above, space and plumbing for dishwasher.

The staircase with timber handrail and balustrade leads from the reception hall to the

OFFICE (REAR) 10' 2" x 10' 4" (3.12m x 3.16m) having a vaulted ceiling and a window overlooking the rear garden.

FIRST FLOOR AND LANDING AREA with access to the loft space and oak panelled doors radiating to all rooms.

BEDROOM ONE (REAR) 11' 4" min / 13'5" x 10'11" (3.46m min / 4.11 max x 3.34m)3' 5" x 10' 11" (4.11m x 3.34m) a double bedroom with views of the garden.

LARGE WALK IN WARDROBE 5' 9" x 6' 10" (1.76m x 2.10m)

EN SUITE SHOWER ROOM 7' 7" x 5' 8" (2.32m x 1.75m) having full height tiling to the curved corner shower cubicle, vanity unit with hand basin and views to the garden.

BEDROOM TWO (FRONT) 9' 6" x 13' 10" max / 10'2" min (2.90m x 4.23m max / 3.11 min)9' 6" x 10' 2" (2.90m x 3.11m) a second double bedroom with window to the front.

BEDROOM THREE (REAR) 10' 2" x 10' 3" (3.11m x 3.14m) a third double bedroom with window enjoying views to the rear garden.

BEDROOM FOUR (FRONT) 11' 4" x 7' 3" (3.47m x 2.22m) a good sized fourth bedroom with wood laminate floor and window to the front.

BATHROOM 9' 8" x 8' 0" (2.95m x 2.44m) having a modern white suite with Jacuzzi spa bath, side mounted mixer tap, rainhead shower, glazed shower door, hand basin, wc, shelving, chrome ladder towel rail, spotlighting and windows to front and side.

OUTSIDE The property stands back from the road behind a grass verge, a mature oak, a lawned foregarden and a block paved driveway providing off road parking for several vehicles, side gate to the rear garden and access to the

GARAGE 8' 7" x 17' 5" (2.63m x 5.32m) with a metal "up and over" door, lighting, power, wall mounted gas central heating boiler and inner door to the reception hall.

REAR GARDEN The rear garden is particularly pleasant, over 150ft long, is predominately lawned and with mature conifer screen to the rear, established fenced and hedged boundaries and a raised decked patio area idea for summer entertaining and alfresco dining, having access from the conservatory.



GENERAL INFORMATION

VIEWING

Only through Hunters Knowle Office – Tel: 01564 770707

COUNCIL TAX

Please refer to www.voa.gov.uk to verify this information.

TENURE

The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

CONSENTS

We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING

Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

AGENTS OPINION

These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING

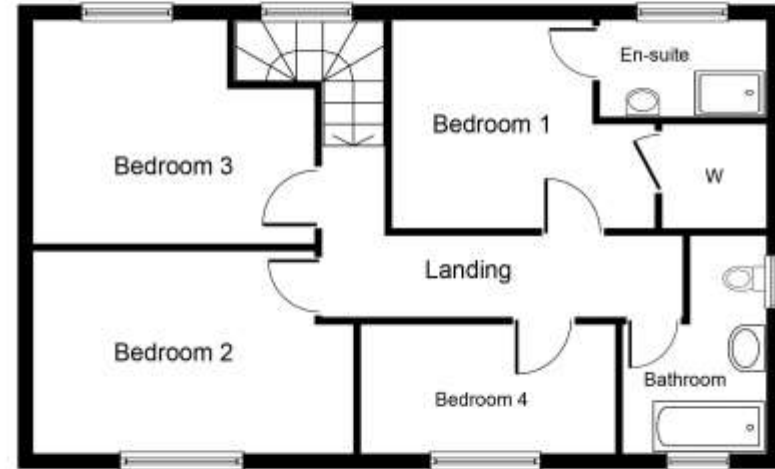
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FLOOR PLAN



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

