



132 Longdon Road, B93 9HU

Sale Price of Offers in Excess of £525,000



**Love
Property Co.**

266 Creynolds Lane, Solihull, B90 4ET

Tenure – Freehold
EPC Rating – C
Council Tax Band - E

Love Property Co are pleased to offer this extended 1319.2 sq. feet (122.6 sq. metres) spacious five-bedroom semi-detached house, positioned adjacent to Knowle park & within walking distance of Knowle Village and all its charming amenities. You Could also Extend this property further subject to planning Permission

As you arrive, you are greeted by a generous front lawn and a driveway that provides ample parking for multiple vehicles and leads to a full-size single garage.

Step inside through the entrance porch and you'll find a large and homely lounge featuring an Electric fire fireplace. At the rear of the house, the open plan kitchen and dining area create a real heart of the home. There's also a handy utility room, giving you extra space for laundry or storage and a space that could be converted to a downstairs wc.

Upstairs, you'll discover five well-proportioned bedrooms, and serviced by the family bathroom with shower over bath and a separate WC. This home is not only spacious but also set within the sought after Arden Academy catchment area, making it a fantastic choice for families.

Step outside and you'll find a real treat - a large, beautifully landscaped rear garden that's perfect for both relaxing and getting green-fingered with a patio area. For those who love home-grown produce, there's a separate fruit and vegetable area complete with raised beds, two greenhouses, and several established fruit trees (perfect for keen gardeners or anyone looking to embrace a more sustainable lifestyle).

This Property is being Sold with ****NO CHAIN****



PROPERTY MEASUREMENTS:

LOUNGE

13' 3" x 19' 0" (4.03m x 5.78m)

KITCHEN

11' 8" x 8' 6" (3.55m x 2.59m)

DINING ROOM

9' 9" x 9' 11" (2.98m x 3.01m)

UTILITY

10' 0" x 7' 9" (3.04m x 2.37m)

BEDROOM ONE

10' 0" x 7' 9" (3.04m x 2.37m)

BEDROOM TWO

10' 0" x 7' 9" (3.04m x 2.37m)

BEDROOM THREE

8' 8" x 10' 8" (2.65m x 3.26m)

BEDROOM FOUR

7' 2" x 7' 9" (2.18m x 2.37m)

BEDROOM FIVE

8' 9" x 7' 11" (2.66m x 2.42m)

FAMILY BATHROOM

4' 5" x 7' 11" (1.35m x 2.42m)

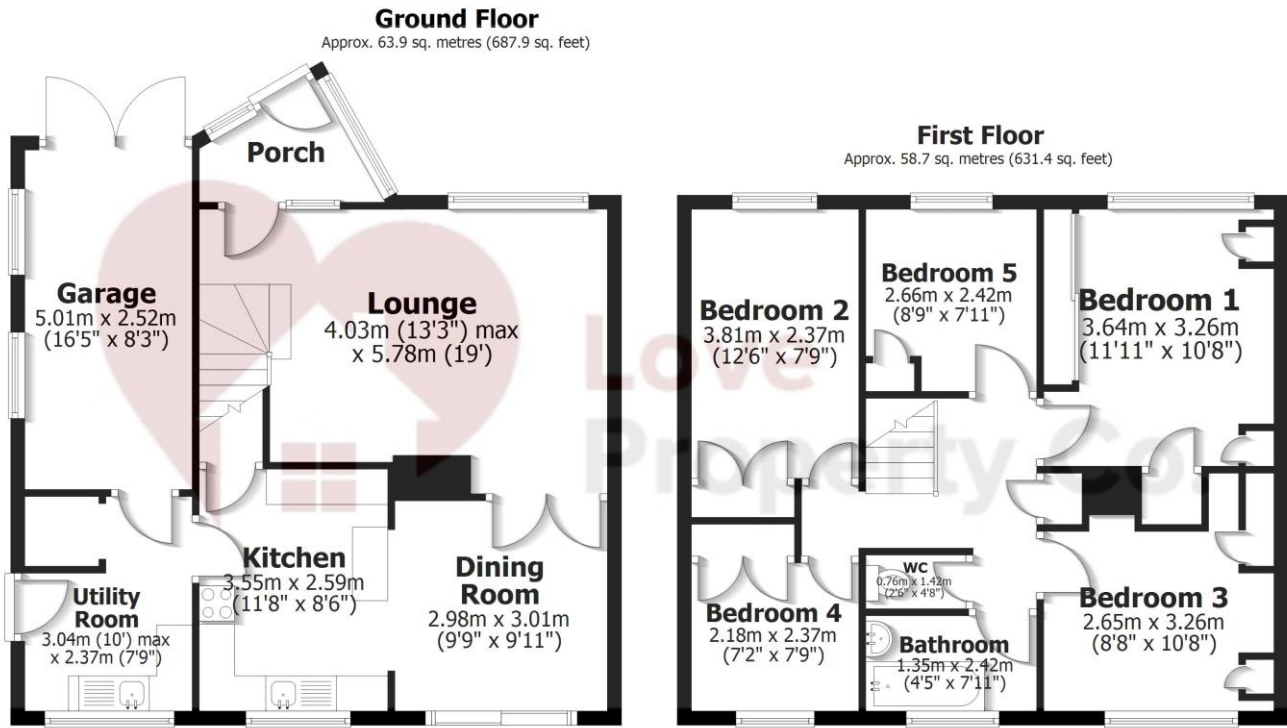
TOTAL SQUARE FOOTAGE

1319.2 sq. ft (122.6 sq. metres) approx.

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.





Total area: approx. 122.6 sq. metres (1319.2 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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