



82 Longdon Road, Knowle, Solihull, B93 9HR

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|  Traditional Three Bedroomed Semi Detached House |  Off Road Parking/Driveway to Front |
|  In Need Of Updating & Modernising |  Covered Side Passageway & Garden Store |
|  Central Village Location |  Open Plan Lounge/Dining Room |
|  Established Garden to Rear |  No Upward Chain |
- EPC G

‘Offers Based on £290,000’



To view this property contact Hunters at 1634 High Street, Knowle, B93 0JU
Email: knowle@huntersgroup.co.uk



01564 770707



ACCOMMODATION

This traditional three bedroomed semi detached house requires updating and modernisation but offers accommodation immediately available with no upward chain. The property stands conveniently placed so central to the village within a short walk of the village park, within half a mile of the village High Street and within the catchment areas for excellent local schools. The property has a driveway to the front, a long lawned established garden to the rear and accommodation worthy of inspection to appreciate the tremendous potential on offer.

The accommodation comprises:

ENCLOSED ENTRANCE PORCH with sliding door, upvc double glazed inner doorway to the reception hall with staircase to the first floor, understairs store and doors to both kitchen and

LIVING ROOM (FRONT) 24' 6" into bay x 10' 6" (7.49m into bay x 3.22m) having a bay window to the front of the property, a proud chimney breast with stone fire surround, fitted gas fire and a sliding door to the

CONSERVATORY/GREENHOUSE/LEAN TO 8' 3" x 8' 0" (2.53m x 2.46m) aluminium framed with double doors to the patio.

KITCHEN 12' 4" x 5' 7" (3.77m x 1.71m) having a concertina door from the reception hall, sliding door from the living room, half height tiling, stainless steel sink and drainer unit, a window to the rear and a door to the

COVERED SIDE PASSAGEWAY with cold water tap, gate to the front of the property, access to the garden and door to a

GARDEN STORE/POTTING SHED 13' 6" x 7' 4" (4.13m x 2.25m) with windows to the patio and door to the garden.

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

FIRST FLOOR AND LANDING AREA with a window to the side, access to the loft space.

BEDROOM ONE (FRONT) 12' 11" into bay x 10' 7" (3.95m into bay x 3.23m) with a bay window to the front of the property and a proud chimney breast.

BEDROOM TWO (REAR) 12' 2" x 10' 9" (3.72m x 3.29m) having a proud chimney breast and a window overlooking the rear garden.

BEDROOM THREE (FRONT) 7' 5" x 5' 7" (2.27m x 1.71m)

BATHROOM (REAR) having a concertina folding door, an avocado suite with bath, tiling, shower, hand basin, wc, glazed window to the rear and door to an Airing Cupboard.

OUTSIDE The property stands well back from the road behind a deep grass verge, a lawned foregarden and a tarmacadam driveway providing off road parking.

REAR GARDEN The rear garden has a paved patio area, hedged boundaries, central lawn and a paved pathway leading to the rear of the garden with a further patio and an aluminium framed greenhouse.



GENERAL INFORMATION

VIEWING Knowle Office – Tel: 01564 770707

EPC G (10 / 88)

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.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

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 Mortgage Advice Bureau at Hunters searches the whole of market to help choose the right mortgage at the best rates for you. Call 01564 770707 for your free mortgage quotation and remember we have access to some fantastic products which are not generally available to the public.

USEFUL WEBSITES YOU SHOULD CHECK

COUNCIL TAX www.voa.gov.uk

SCHOOLS www.solihull.gov.uk

PLANNING APPLICATIONS www.solihull.gov.uk

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk



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.

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.

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.

