



7 Longdon Croft, Knowle, Solihull, B93 9LJ  
£325,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Overview

7 Longdon Croft is a spacious, well proportioned, 3 bedroomed, ground floor apartment, being conveniently situated within walking distance of Knowle village centre in this prestigious and much sought after development, backing onto Copt Heath Golf Course and benefits from a 984 unexpired lease, a double garage and no upward chain.

## Tenure

Number 7 owns a share of the development freehold and is leasehold with 984 years unexpired, which is subject to a current annual service charge of £2790.88 plus £170.16 for the garages. There is no ground rent and the property cannot be rented out.

## Local Authority

Solihull Borough Council

## Key features

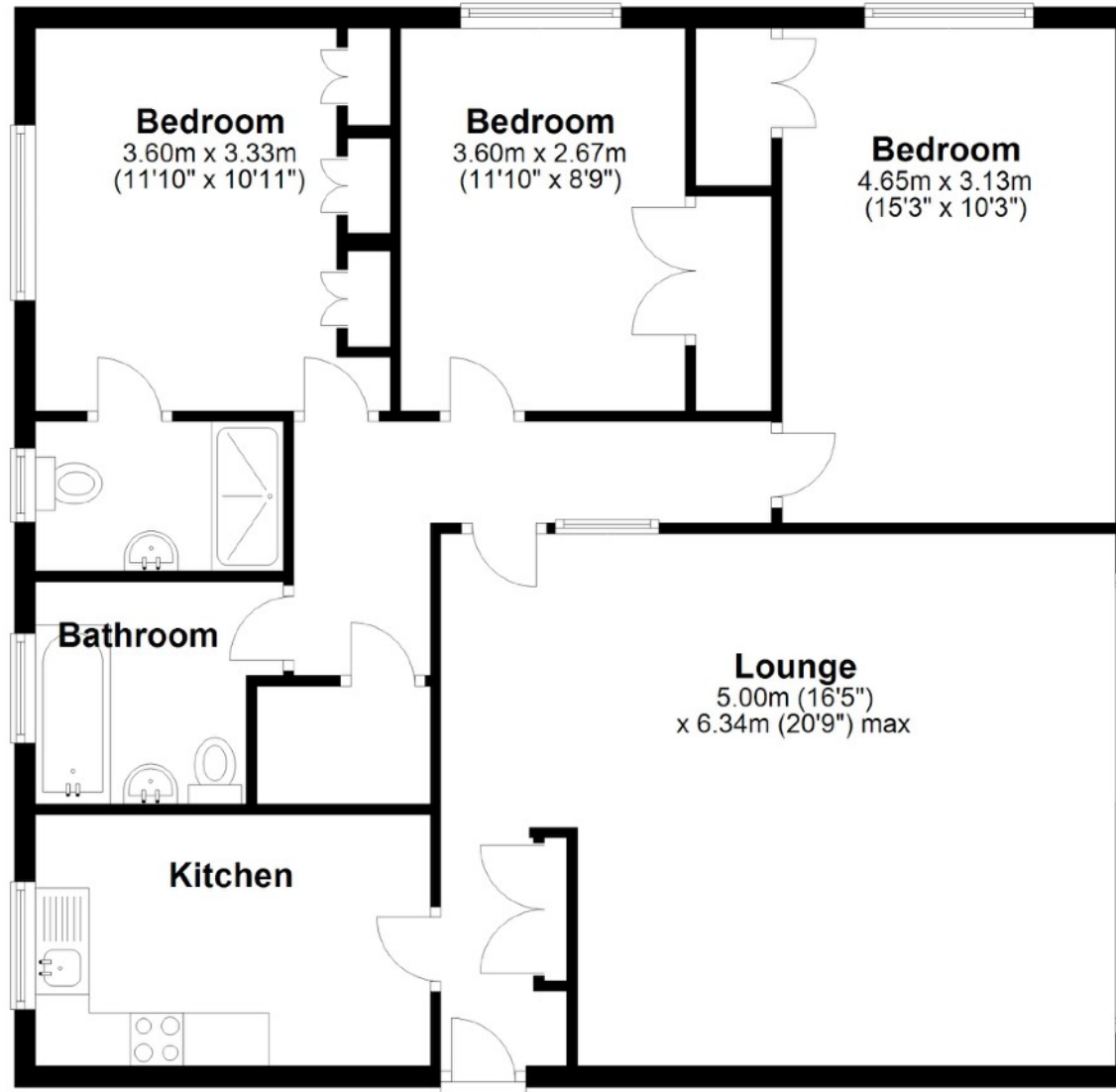
- Ground floor apartment
- Communal entrance hall
- Reception hall with intercom
- Spacious living room
- Fitted breakfast kitchen
- Inner hallway
- Utility area
- 3 bedrooms
- Ensuite shower room
- Bathroom
- Gas central heating
- Double glazing
- Communal gardens
- Double garage
- Share of development freehold
- 984 year lease
- Backing onto Copt Heath Golf Course
- No chain

## Vendor Comments

There are a few more peaceful and tranquil views than the outlook from the apartment, which backs onto beautiful gardens and Copt Heath Golf Club. Longdon Croft is a very warm and friendly community and living there has been a real pleasure. One of the bonuses of living at the apartment is that it is very easy to take a quick stroll into the village of Knowle and grab a coffee in the morning or a meal at one of the nice restaurants and pubs. On the other hand it is so easy to pop into Solihull by car, taxi or bus, only a few minutes away. After much researching the area, Longdon Croft turned out to be the perfect move to be able to enjoy the benefits of a spacious apartment and a lovely garden whilst also being very easy to maintain.



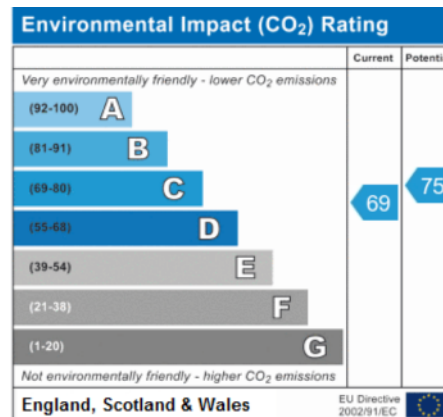
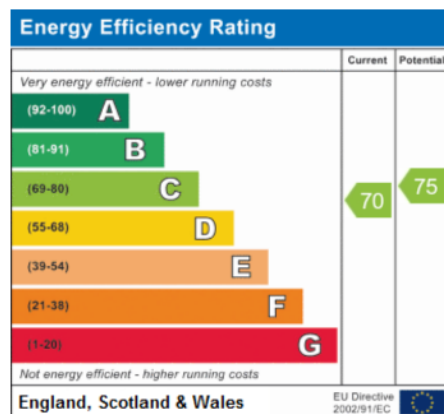
## Ground Floor



Total area: approx. 98.8 sq. metres (1063.9 sq. feet)







## Viewing Arrangements

Simon Burt The Estate Agent  
0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.