



Copt Heath Drive, Knowle

Offers in Excess of £600,000







## PROPERTY OVERVIEW

Located within a sought-after village of Knowle, this pristine detached house offers an exceptional opportunity to acquire a spacious and well-appointed family home with lots of potential. The property boasts a good sized lounge/diner which spans the width of the property and a well-equipped kitchen. There is potential to extend the property subject to obtaining the necessary planning permissions, which adds a layer of versatility, allowing for customisation to suit individual needs and preferences. Ascending the stairs, the first floor is home to four spacious bedrooms, all meticulously designed to offer comfort and tranquillity. All bedrooms are serviced by family bathroom. The outdoor space of this property is a highlight, with a south-easterly facing garden presenting ample opportunities for outdoor recreation. Conveniently located within close proximity to local amenities, schools, and transport links, this property represents a rare opportunity to secure a dream home in a coveted location. Whether you are seeking a place to raise a family or simply looking for a tranquil retreat, this 4-bedroom detached house offers the perfect blend of style, space, and functionality, promising a lifestyle of comfort and quality.





#### PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: E

Tenure: Freehold

- Large Four Bedroom Detached
- Potential To Extend STPP
- South Easterly Facing Garden
- Open Plan Lounge/Diner
- Large Driveway
- Double Garage





**PORCH**

5' 7" x 3' 3" (1.70m x 0.99m)

**HALL**

16' 5" x 5' 7" (5.00m x 1.70m)

**WC**

8' 10" x 2' 11" (2.69m x 0.89m)

**LIVING ROOM**

18' 8" x 11' 10" (5.69m x 3.61m)

**DINING AREA**

10' 10" x 10' 6" (3.30m x 3.20m)

**CONSERVATORY**

11' 10" x 10' 6" (3.61m x 3.20m)

**FIRST FLOOR****BEDROOM ONE**

13' 1" x 10' 10" (3.99m x 3.30m)

**BEDROOM TWO**

11' 2" x 9' 8" (3.40m x 2.95m)

**BEDROOM THREE**

10' 8" x 9' 8" (3.25m x 2.95m)

**BEDROOM FOUR**

10' 4" x 8' 2" (3.15m x 2.49m)

**BATHROOM**

8' 2" x 5' 9" (2.49m x 1.75m)





## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

15' 11" x 15' 9" (4.85m x 4.80m)

### **TOTAL SQUARE FOOTAGE**

130.3 sq.m (1403 sq.ft) approx.

### **GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Fridge/freezer, washing machine, all carpets and blinds, some curtains and light fittings, garden sun arbour, electric garage doors, three wardrobes and four chest of drawers.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Loft space - part boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

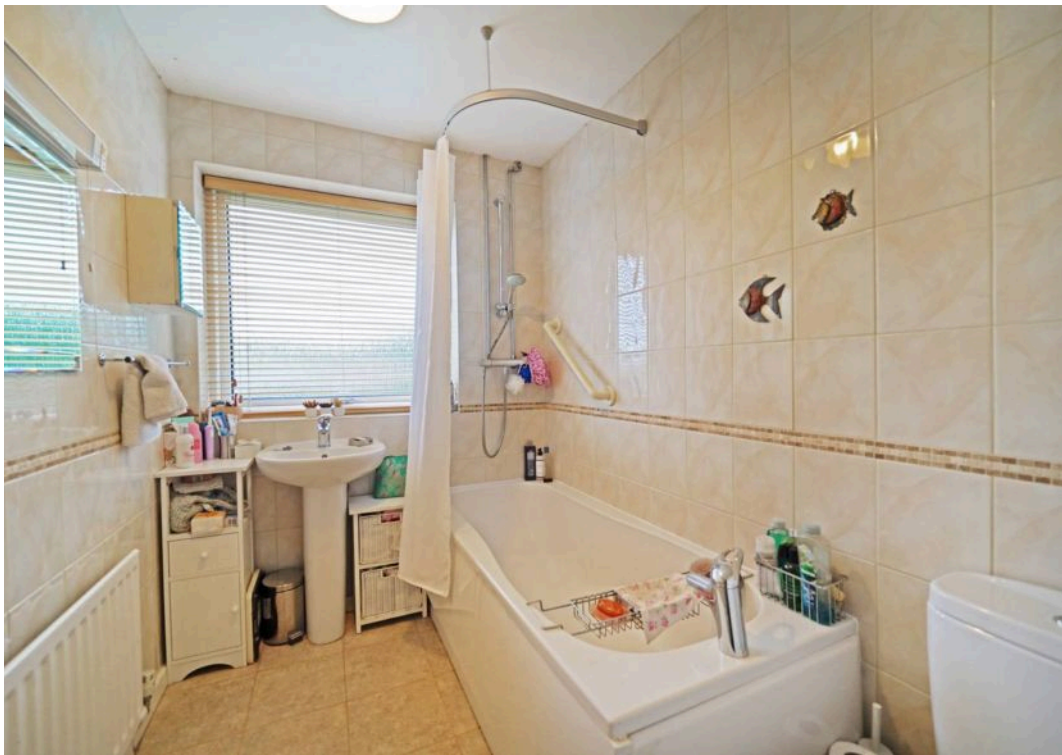
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

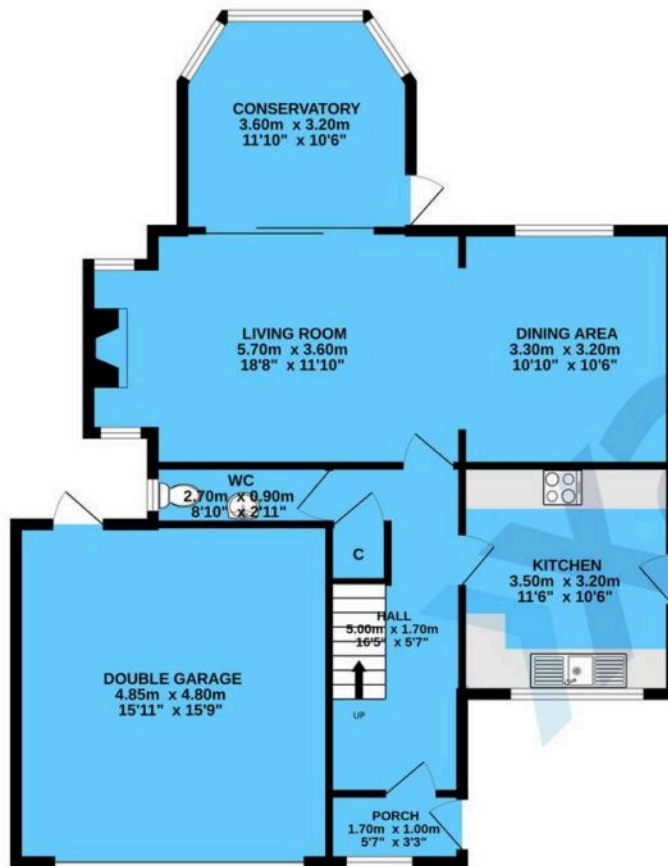
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



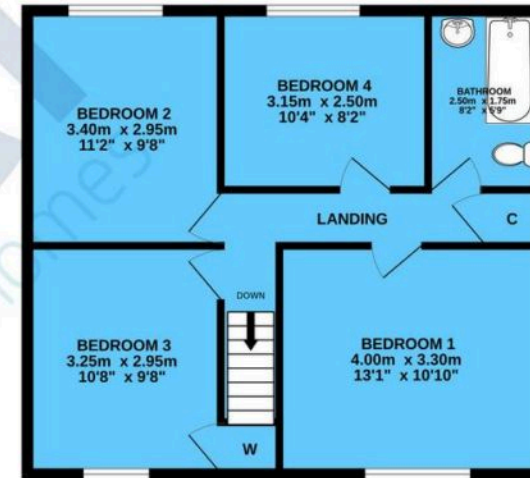




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 130.3 sq.m. (1403 sq.ft.) approx.

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

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# Xact Homes

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