



Copt Heath Drive, Knowle

Guide Price £675,000





PROPERTY OVERVIEW

Introducing this extended four-bedroom detached property nestled on a superb plot and an ideal location, which also benefits from solar panels to the roof with the original feed in tariff rebate. Situated behind a large frontage and driveway, this residence boasts ample parking space for your convenience as well as a double garage. The property provides a superb family home which any incumbent buyer may wish to put their own stamp on and also affords an outstanding aspect both to the front and rear elevations. Upon entering, you are welcomed by a spacious entrance hallway featuring a guest cloakroom and granting access to the double garage, which adds a practical touch to the home. The breakfast kitchen is located at the front of the property and provides excellent space for meal preparation and also a breakfast table and chairs. Off the entrance hallway is a good sized utility which also provides a courtesy door to the side of the property. To the rear is an open plan living room with inglenook fire and fireplace and dining room, separated by recessed sliding doors, which also provides access into a sizeable conservatory which provides a further reception room and also allows natural light to flood the living spaces.





The property further comprises four superb bedrooms, with the principal bedroom benefiting from an ensuite for added comfort. The remaining bedrooms are serviced by a well-appointed family bathroom, catering to the needs of the household with style and sophistication. Stepping outside, the landscaped private rear garden is a serene retreat, featuring a full-width patio and vast, lush lawn with an open aspect, perfect for outdoor gatherings or relaxation under the sun. Viewing this property is essential to fully appreciate the generous size of accommodation and plot on offer. Whether you are seeking a family home or a place to entertain, this residence provides the perfect fusion of space, style, and comfort. Don't miss the opportunity to make this dream property your new home.

- Extended Four Bedroom Detached Property Set On A Superb Plot
- Set Behind A Large Frontage And Driveway Providing Ample Parking
- Benefitting From Solar Panels And Original "Feed In Tariff"
- Outstanding Aspect To Both The Front And Rear Elevations
- Entrance Hallway With Guest Cloakroom And Leading Into Double Garage
- Breakfast Kitchen To The Front Elevation, Living Room And Dining Room To The Rear Plus A Large Conservatory
- Four Superb Bedrooms, Principal Bedroom With Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Landscaped Private Rear Garden With Full Width Patio And Mainly Laid With Lawn With Open Aspect
- Viewing Essential To Fully Appreciate The Size Of Accommodation And Plot On offer





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: F

Tenure: Freehold



PORCH

ENTRANCE HALLWAY

LIVING ROOM

19' 0" x 11' 11" (5.79m x 3.62m)

DINING ROOM

11' 0" x 10' 5" (3.36m x 3.18m)

CONSERVATORY

13' 0" x 10' 0" (3.97m x 3.06m)

BREAKFAST KITCHEN

15' 2" x 10' 3" (4.63m x 3.12m)

UTILITY

10' 1" x 6' 3" (3.08m x 1.90m)

WC

INTEGRAL DOUBLE GARAGE

16' 7" x 15' 9" (5.06m x 4.81m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 11" x 11' 3" (3.94m x 3.42m)

ENSUITE

BEDROOM TWO

11' 3" x 9' 11" (3.44m x 3.03m)

BEDROOM THREE

10' 9" x 10' 0" (3.27m x 3.04m)

**BEDROOM FOUR**

7' 10" x 7' 8" (2.38m x 2.33m)

BATHROOM

8' 2" x 7' 10" (2.49m x 2.38m)

TOTAL SQUARE FOOTAGE

157.1 sq.m (1691 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED GARDEN WITH FULL WIDTH PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, dishwasher, solar panels, garden shed, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). 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.

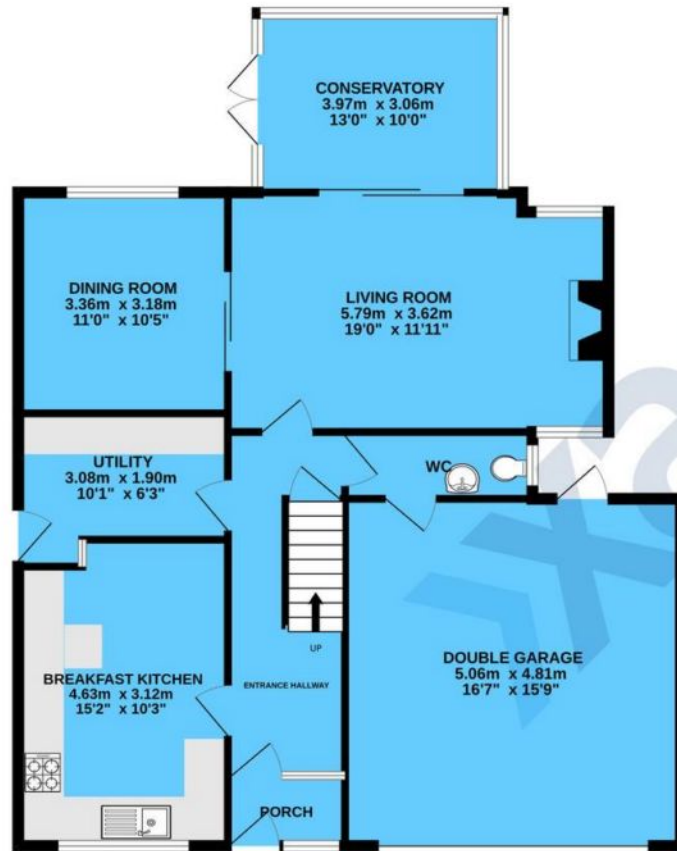
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

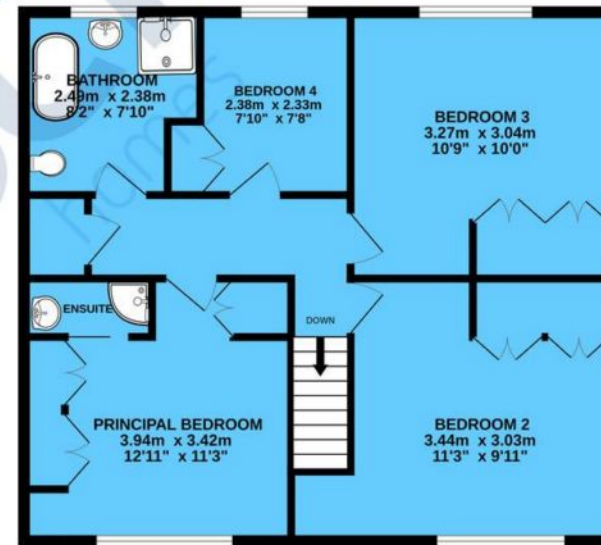
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 157.1 sq.m. (1691 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.
Made with Metropix ©2025

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

