



Copt Heath Drive, Knowle

Guide Price £600,000





PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Knowle and behind a deep frontage with a block paved driveway providing ample parking for multiple vehicles is this absolutely immaculate and completely updated four bedroom detached property which truly requires internal inspection to be fully appreciated. Residing with the catchment area for Arden Academy, this beautiful family home benefits from a large landscaped rear garden and a modern open plan open plan kitchen / diner with feature central island / breakfast bar. The ground floor accommodation is accessed via an entrance hallway leading to a living room with bay window with fitted shutters, modern open plan kitchen / diner fitted with base wall and drawer units with a quartz worksurface over. The kitchen also leads to the rear garden via sliding patio doors and providing further access into the single garage. To the first floor are four excellent bedrooms all serviced via a refurbished luxury shower room. A particular feature of the property is the large landscaped rear garden which benefits from a full width patio area, large lawn and formal borders shrubs and trees. There is currently planning permission for a first floor extension over garage, single storey front extension and single storey rear extension (PL/2023/02291/MINFHO).



To view this beautiful family home please contact Xact Homes on 01564 777284.

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



- Absolutely Stunning
- Four Bedroom Detached
- Located Within A Quiet Cul-De-Sac
- Immaculate Throughout
- Requires Internal Inspection
- Open Plan Kitchen/Dining Room
- Luxury Family Shower Room
- Large Landscaped Rear Garden
- Planning Permission For A First Floor Extension Over Garage, Single Storey Front Extension & Single Storey Rear Extension - PL/2023/02291/MINFHO



ENTRANCE HALL

WC

LIVING ROOM

18' 4" x 11' 10" (5.60m x 3.60m)

KITCHEN/DINING ROOM

18' 4" x 11' 11" (5.59m x 3.63m)

FIRST FLOOR

BEDROOM ONE

12' 2" x 10' 2" (3.70m x 3.10m)

BEDROOM TWO

11' 10" x 8' 6" (3.60m x 2.60m)

BEDROOM THREE

12' 2" x 7' 10" (3.70m x 2.40m)

BEDROOM FOUR

9' 10" x 8' 6" (3.00m x 2.60m)

SHOWER ROOM

7' 9" x 6' 4" (2.36m x 1.93m)

OUTSIDE THE PROPERTY

GARAGE

16' 9" x 8' 2" (5.10m x 2.50m)

NORTH EAST FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, microwave, fridge, dishwasher, Zanussi washing machine, all carpets, all curtains, all blinds/shutters and garden shed.

ADDITIONAL INFORMATION

Services - Water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic. Loft space - part boarded with ladder and lighting.

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.

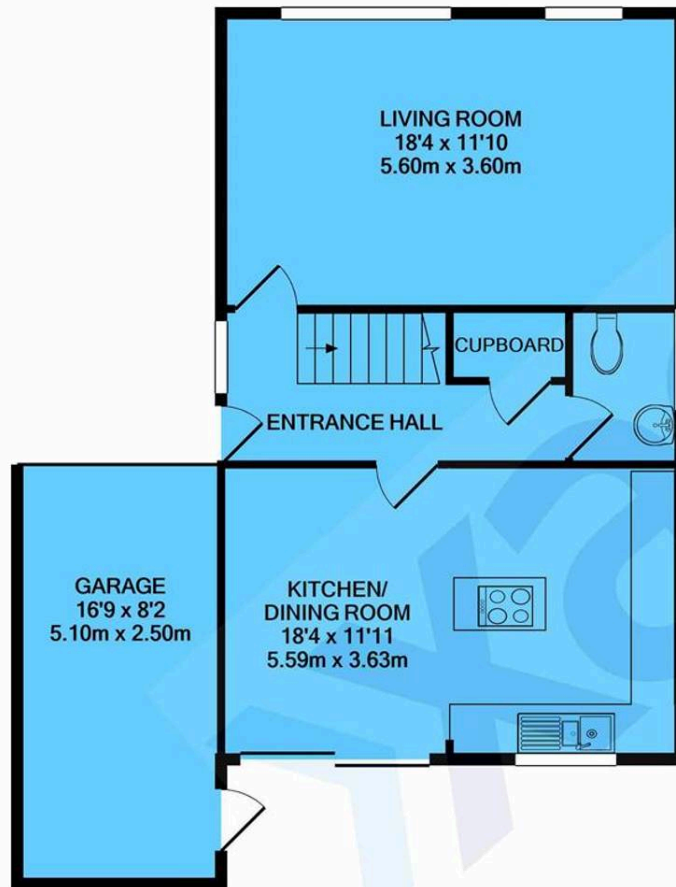
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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

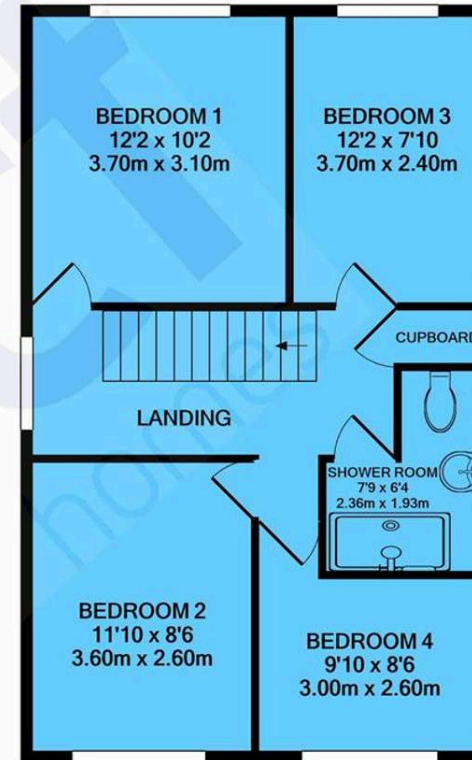
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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
APPROX. FLOOR
AREA 687 SQ.FT.
(63.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1237 SQ.FT. (115.0 SQ.M.)

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. 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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