



Copt Heath Drive, Knowle

Guide Price £625,000

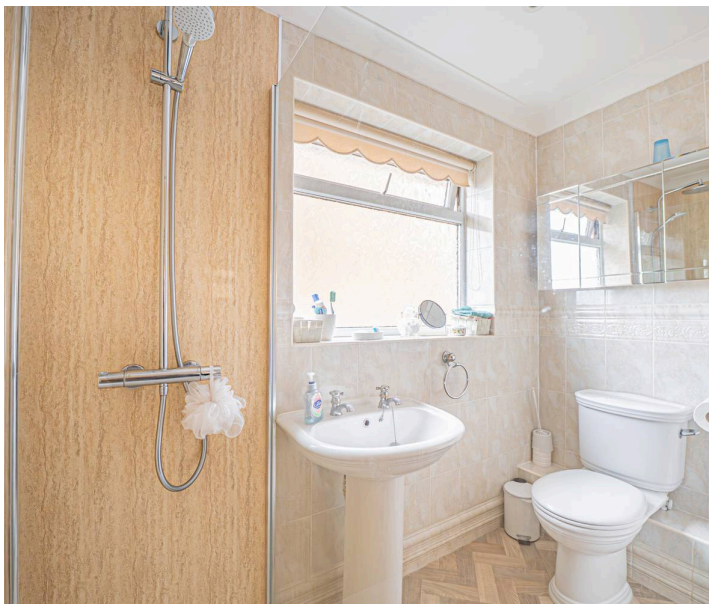




PROPERTY OVERVIEW

This impressive four bedroom property is situated within walking distance of Knowle Village, offering an excellent opportunity for families seeking space, comfort, and convenience within a highly sought-after location.

Upon entering the home via the welcoming entrance hallway, you are greeted by a thoughtfully arranged layout that maximises both living and entertaining spaces. The front aspect features a modern breakfast kitchen, perfect for family meals and casual dining, alongside a formal dining room that provides an ideal setting for hosting guests. To the rear of the property, a generously proportioned lounge offers a relaxing retreat and seamlessly connects to a bright conservatory, creating a versatile area for year-round enjoyment.



The first floor accommodates four well-presented bedrooms, including two spacious double bedrooms, all of which benefit from the use of a well-appointed, contemporary shower room.

The property is set on a generous plot, with a large front lawn and a tarmac driveway that leads to a full size single garage, offering ample parking and storage solutions. To the rear of the property is an immaculately maintained south facing garden with a large patio area.



Residents will appreciate the convenience of being within walking distance to Knowle village and its array of amenities, including boutique shops, restaurants, and essential services. Furthermore, the property is located within the prestigious Arden Academy catchment area, making it an attractive choice for families prioritising excellent educational opportunities.

This well-maintained home combines modern living with practical features and a superb location, presenting a rare opportunity to secure a property within one of the region's most desirable villages.

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





- Four Bedroom, One Bathroom Property Located Within Knowle Village
- Set On A Generous Plot, With A Large Front Lawn & Tarmac Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Dining Room & Modern Breakfast Kitchen To The Front & A Generous Lounge To The Rear Which Is Supported By A Conservatory
- To The First Floor Are Four Bedrooms, Two Of Which Are Generous Double Bedrooms & All Of Which Are Serviced By A Well-Appointed Shower Room
- To The Rear Of The Property Is A Landscaped South Facing Garden With A Large Feature Patio
- Located Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Set Within The Prestigious Arden Academy Catchment Area



ENTRANCE HALLWAY

WC

LOUNGE

18' 6" x 11' 8" (5.63m x 3.56m)

CONSERVATORY

10' 5" x 8' 11" (3.17m x 2.71m)

BREAKFAST KITCHEN

11' 8" x 8' 9" (3.56m x 2.66m)

DINING ROOM

11' 10" x 8' 11" (3.61m x 2.72m)

INTEGRAL GARAGE

16' 6" x 8' 4" (5.02m x 2.54m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 9" x 10' 0" (3.59m x 3.05m)

BEDROOM TWO

11' 7" x 8' 4" (3.54m x 2.53m)

BEDROOM THREE

11' 10" x 7' 11" (3.61m x 2.41m)

BEDROOM FOUR

9' 9" x 6' 4" (2.97m x 1.93m)

SHOWER ROOM

7' 10" x 6' 5" (2.38m x 1.95m)

TOTAL SQUARE FOOTAGE

141.0 sq.m (1516 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

CAR PORT

18' 3" x 7' 11" (5.57m x 2.41m)

LANDSCAPED SOUTH FACING GARDEN

LARGE FEATURE PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, some curtains, some light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. Loft - partially 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.



Approx Gross Internal Area
141 sq m / 1516 sq ft



Ground Floor
Approx 90 sq m / 965 sq ft

First Floor
Approx 51 sq m / 551 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

