



Copt Heath Croft, Knowle

Guide Price £500,000





PROPERTY OVERVIEW

Nestled in a peaceful cul-de-sac, this beautifully presented mid-terraced house offers a perfect blend of style and comfort. Boasting four bedrooms and ample living space, this property is ideal for families seeking a welcoming home in a desirable location.

Upon arrival, you are greeted with parking space for four vehicles, a convenient feature ensuring that parking will never be an issue for you or your guests. Step inside, and you will find two versatile reception rooms, including a living room and a cosy family room. The open-plan kitchen and dining area is a highlight of the home, featuring modern appliances, central island / breakfast bar, ample storage space, and a utility room for added convenience.

Completing the ground floor is a convenient downstairs shower room, a practical addition for busy households.

Moving upstairs, you will discover four well-proportioned bedrooms, offering comfortable accommodation for the entire family. The family bathroom is elegantly designed, providing a relaxing space to unwind after a long day.

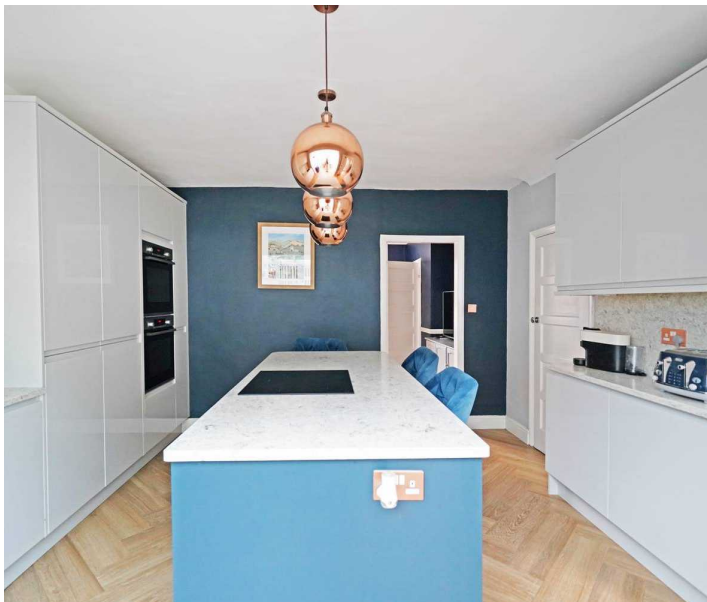


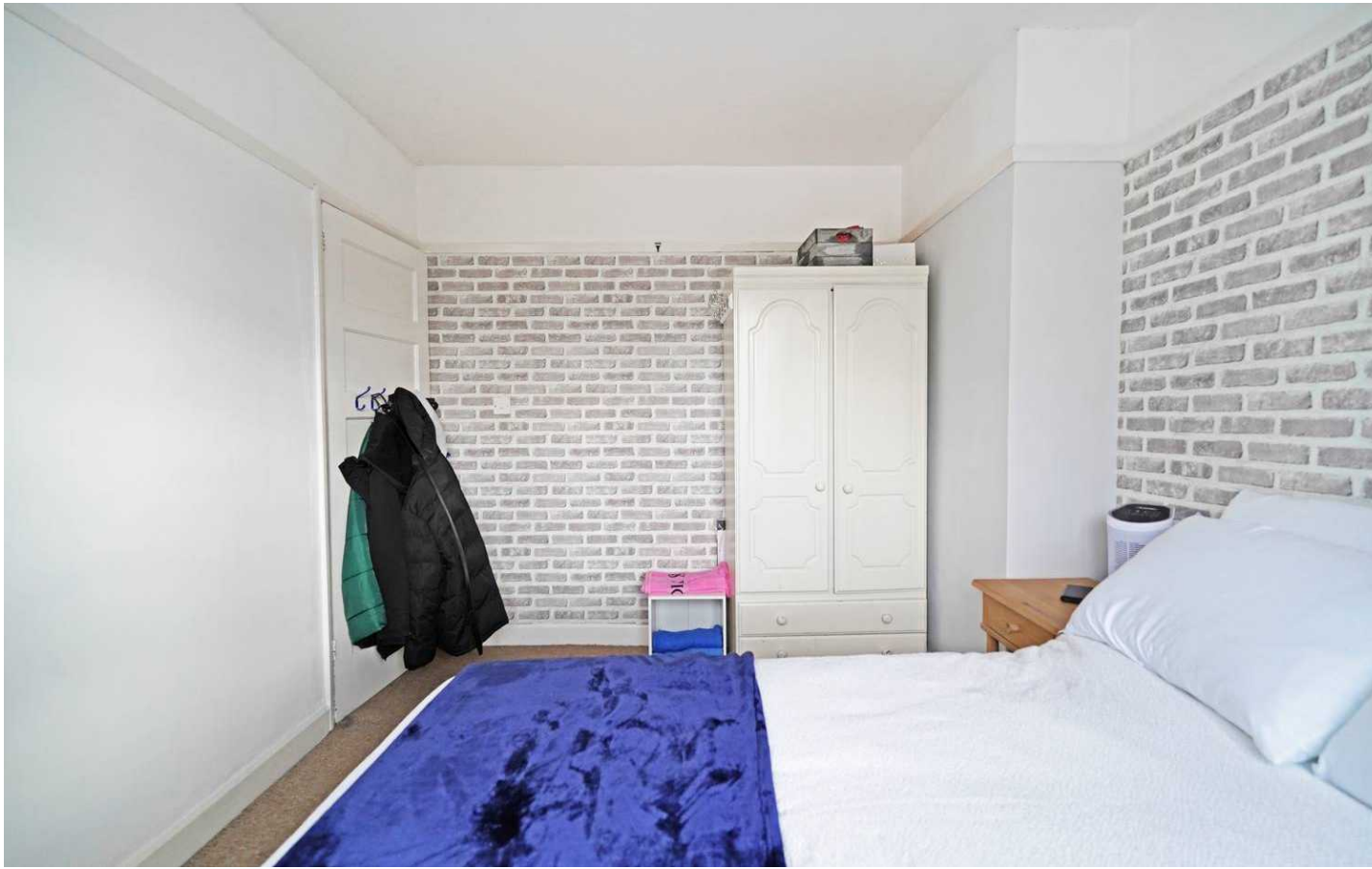


The property is conveniently located within walking distance to Knowle Village, offering a range of amenities including shops, cafes, and restaurants. Local schools are also easily accessible, making the property an ideal choice for families with children.

Outside, the rear garden provides a private outdoor space to enjoy al fresco dining or simply relax in the fresh air.

In conclusion, this charming terrace property offers a rare opportunity to own a home in a sought-after location. With its modern interiors, versatile living spaces, and convenient amenities nearby, this property is sure to impress even the most discerning buyers. Don't miss out on the chance to make this house your new home. Contact us today to arrange a viewing and experience all that this wonderful property has to 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: D

Tenure: Freehold





- Beautifully Presented Four Bedroom Terrace Property
- Parking For Four Vehicles
- Two Versatile Reception Rooms Including Living Room And Family Room
- Walking Distance To Knowle Village And Local Schools
- Open Plan Kitchen / Dining Room With Utility And Downstairs Shower Room
- Four Bedrooms And Family Bathroom
- Quiet Cul-De-Sac Location
- Rear Garden

HALLWAY

LIVING ROOM

15' 1" x 11' 6" (4.60m x 3.50m)

FAMILY ROOM

12' 10" x 10' 6" (3.90m x 3.20m)

BREAKFAST KITCHEN

12' 10" x 11' 6" (3.90m x 3.50m)

DINING AREA

8' 10" x 8' 2" (2.70m x 2.50m)

UTILITY

7' 3" x 6' 7" (2.20m x 2.00m)

SHOWER ROOM

7' 3" x 4' 11" (2.20m x 1.50m)

FIRST FLOOR

BEDROOM ONE

15' 3" x 11' 4" (4.65m x 3.45m)

DRESSING AREA

11' 4" x 7' 3" (3.45m x 2.20m)

BEDROOM TWO

12' 0" x 7' 10" (3.65m x 2.40m)





BEDROOM THREE

10' 6" x 9' 3" (3.20m x 2.82m)

BEDROOM FOUR

8' 0" x 6' 7" (2.45m x 2.00m)

FAMILY BATHROOM

7' 1" x 6' 5" (2.15m x 1.95m)

TOTAL SQUARE FOOTAGE

Total floor area: 123 sq.m. = 1324 sq.ft. approx.

OUTSIDE PROPERTY

PRIVATE REAR GARDEN

DRIVEWAY FOR FOUR VEHICLES

ITEMS INCLUDED IN THE SALE

Hob, Bosch oven, fridge and dishwasher and Kenwood freezer, all carpets, blinds and light fittings, fitted wardrobes in bed one, garden shed.

ADDITIONAL INFORMATION

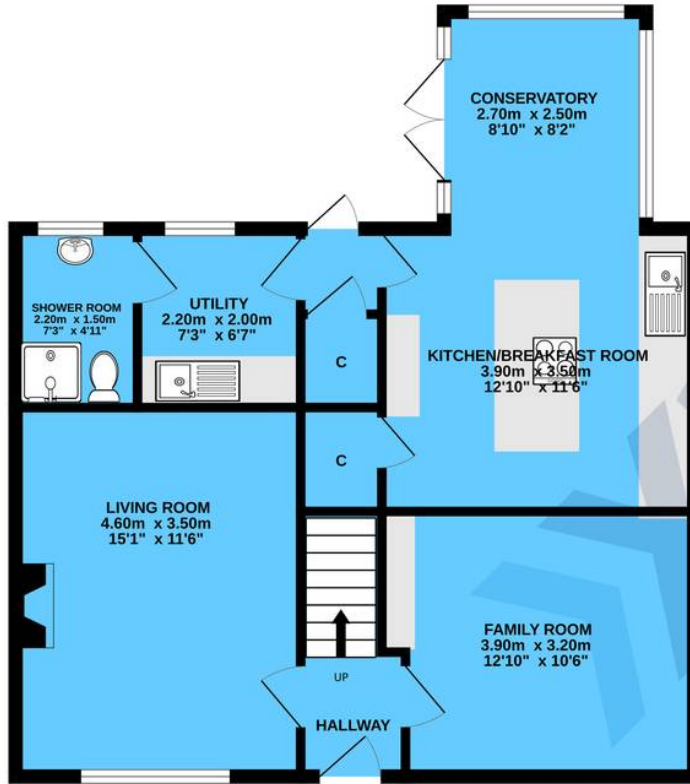
Services - Mains gas, electricity and water. Loft - With lighting. Broadband - Sky.

MONEY LAUNDERING REGULATIONS

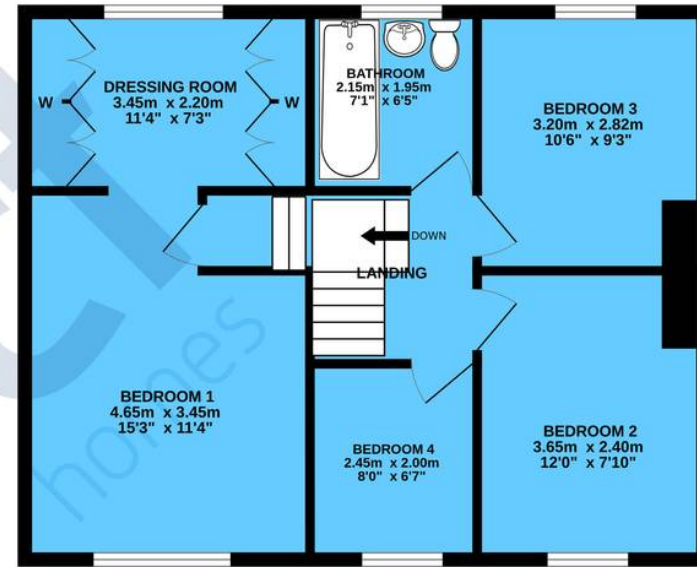
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 123.0 sq.m. (1324 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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