



Copt Heath Croft, Knowle

Guide Price £400,000



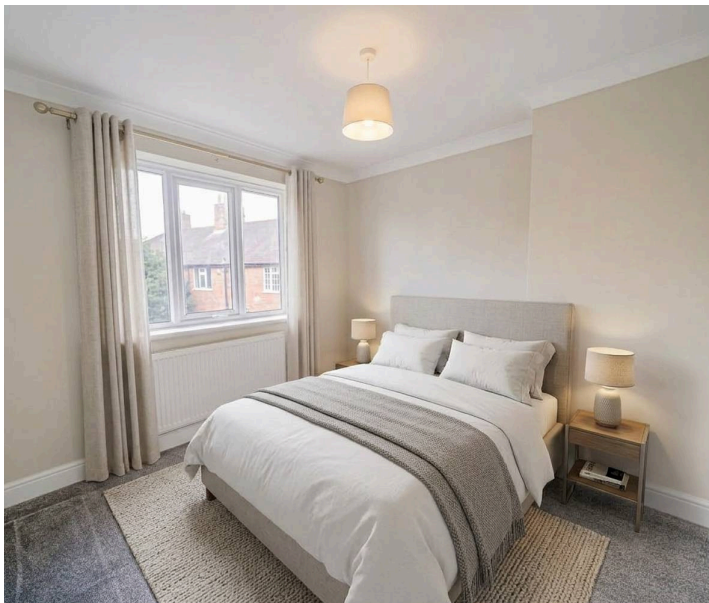


The rear of the property boasts a south facing aspect, ensuring the home benefits from plenty of natural daylight throughout the day. A well proportioned decking area offers the perfect setting for relaxing or alfresco dining during the warmer months.

This property is offered to the market with the significant advantage of no upward chain, providing a straightforward and efficient purchase process for prospective buyers. With its blend of period character, modern enhancements and a highly desirable location within Knowle village, this home presents a rare opportunity to secure a stylish and comfortable residence in a vibrant community setting. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful end terrace property.



- Three Bedroom, End Terrace Character Property Located Within The Village Of Knowle
- Set Behind A Block Paved Driveway
- Well Proportioned Lounge To The Front With A Bay Window
- Located To The Rear Is A Recently Fitted Kitchen With Fully Integrated Appliances & Views Over The Garden
- Three Well Proportioned Bedrooms
- South Facing Garden With Decking Area
- Offered To The Market With The Benefit Of No Upward Chain



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: C

Tenure: Freehold



ENTRANCE HALLWAY

LOUNGE

13' 5" x 13' 4" (4.09m x 4.07m)

KITCHEN

16' 4" x 8' 4" (4.99m x 2.54m)

WC

FIRST FLOOR

BEDROOM ONE

9' 9" x 11' 10" (2.98m x 3.61m)

BEDROOM TWO

9' 10" x 10' 3" (3.00m x 3.12m)

BEDROOM THREE

6' 2" x 8' 6" (1.87m x 2.60m)

BATHROOM

6' 3" x 6' 11" (1.90m x 2.11m)

TOTAL SQUARE FOOTAGE

68.0 sq.m (735 sq.ft) approx.

OUTSIDE THE PROPERTY

BLOCK PAVED DRIVEWAY

GARDEN WITH DECKING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Dishwasher, Washing machine and All carpets.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband – FTTC (fibre to the cabinet). Loft space – 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.

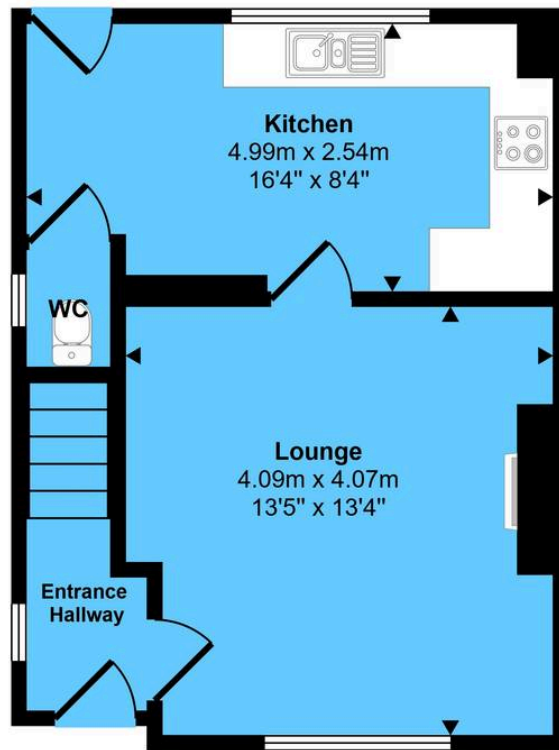
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

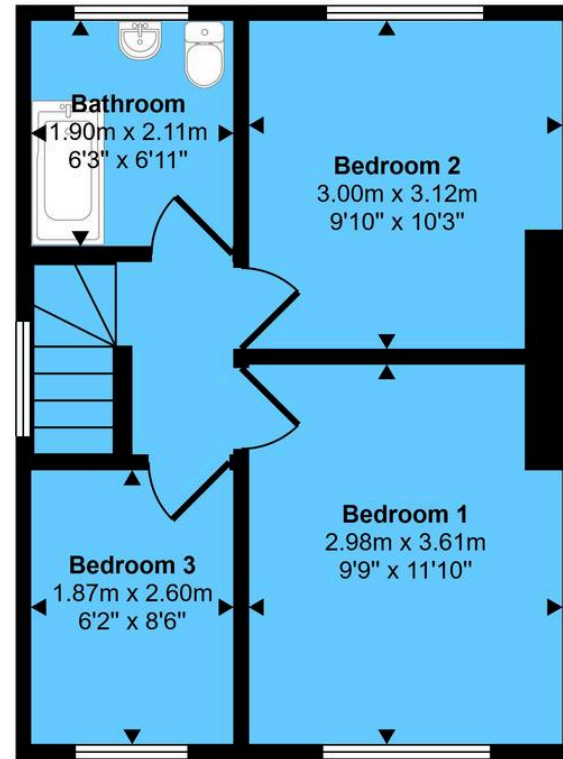
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
68 sq m / 735 sq ft



Ground Floor
Approx 34 sq m / 364 sq ft



First Floor
Approx 34 sq m / 371 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

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