

Copt Heath Croft, Knowle

Guide Price £375,000

xact HOMES







PROPERTY OVERVIEW

This charming three-bedroom character cottage is nestled within a peaceful cul-de-sac in the highly sought-after village of Knowle. Approached via a block paved driveway, the property opens into a welcoming entrance hallway that leads to a fully fitted breakfast kitchen at the front, perfect for family meals and entertaining. To the rear, a spacious lounge awaits, featuring a stunning fireplace and French doors that provide an abundance of natural light and direct access to the rear garden. Upstairs, the first floor offers three generously sized bedrooms, two of which are comfortable doubles, all serviced by a well-appointed family bathroom with contemporary fittings. The second floor reveals a versatile loft room, currently utilised as a study, offering flexibility for a home office, games room or guest space. This delightful home is ideally situated within walking distance to Knowle village and its wide range of amenities, including shops, eateries and local services. The property also falls within the prestigious Arden Academy catchment area, making it an ideal choice for families seeking excellent educational opportunities. The outside space has been thoughtfully designed for both relaxation and practicality.

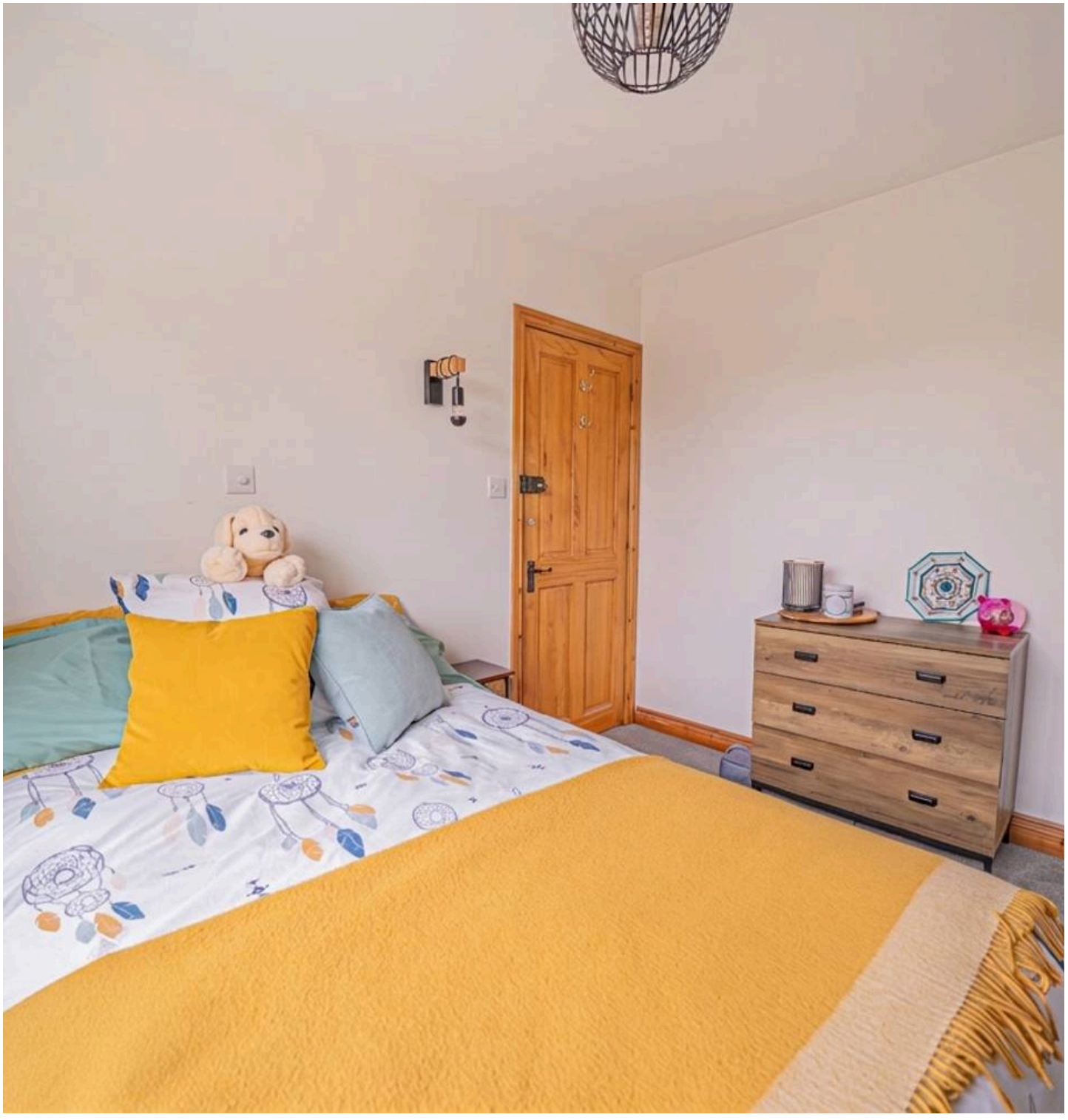






At the front, the block paved driveway provides ample off-road parking for multiple vehicles, complemented by mature shrub borders that enhance the cottage's kerb appeal. The rear garden is fully landscaped and low maintenance, featuring a combination of paved patio areas and artificial lawn, ideal for al fresco dining, summer gatherings or simply enjoying a quiet moment outdoors. Secure fencing surrounds the garden, ensuring privacy and safety for children or pets. There is also a useful garden shed for additional storage, as well as side access to the front of the property for added convenience. With its tranquil setting and attractive outdoor spaces, this property offers a rare opportunity to enjoy village living with the benefit of modern comforts and minimal upkeep. Whether you are seeking a family home or a characterful retreat within easy reach of Knowle's vibrant community, this cottage is sure to impress.

- Three Bedroom, Character Cottage Located Within The Village Of Knowle
- Set On A Quiet Cul-De-Sac Behind A Block Paved Driveway
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Fully Fitted Breakfast Kitchen To The Front & Lounge To The Rear With A Feature Fireplace & French Doors Onto The Garden
- Located On The First Floor Are Three Well Proportioned Bedrooms, Two Of Which Are Doubled Rooms. All Bedrooms Are Serviced By A Well Appointed Family Bathroom
- To The Second Floor Is A Versatile Loft Room Which Is Currently Used As A Study
- At The Rear Of The Property Is A Fully Landscaped & Low Maintenance Garden
- Situated Walking Distance To Knowle Village & All Of The Amenities Knowle Has To Offer
- Within The Prestigious Arden Academy Catchment Area



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

BREAKFAST KITCHEN
11' 1" x 10' 4" (3.37m x 3.14m)

LOUNGE
14' 7" x 11' 7" (4.44m x 3.52m)



FIRST FLOOR

BEDROOM ONE
9' 6" x 11' 7" (2.90m x 3.52m)

BEDROOM TWO
9' 4" x 10' 4" (2.84m x 3.15m)

BEDROOM THREE
6' 3" x 8' 6" (1.91m x 2.58m)

BATHROOM
6' 4" x 7' 2" (1.92m x 2.18m)

SECOND FLOOR

LOFT ROOM
16' 8" x 13' 9" (5.09m x 4.18m)

TOTAL SQUARE FOOTAGE
81.0 sq.m (875 sq.ft) approx.

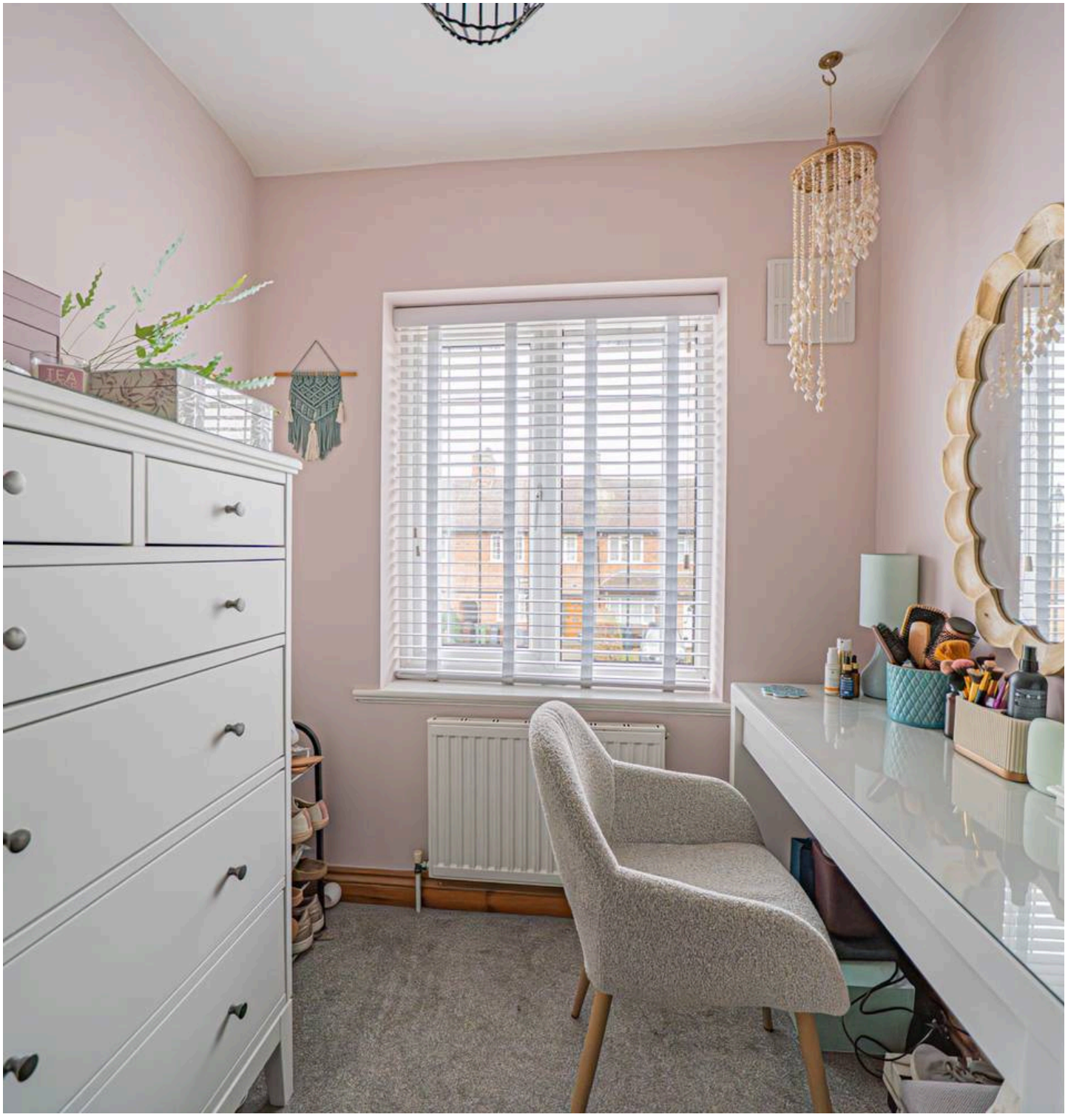
OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, (brand new) fridge/freezer, (brand new) dishwasher, washing machine, all carpets and light fittings and CCTV (ring doorbell).

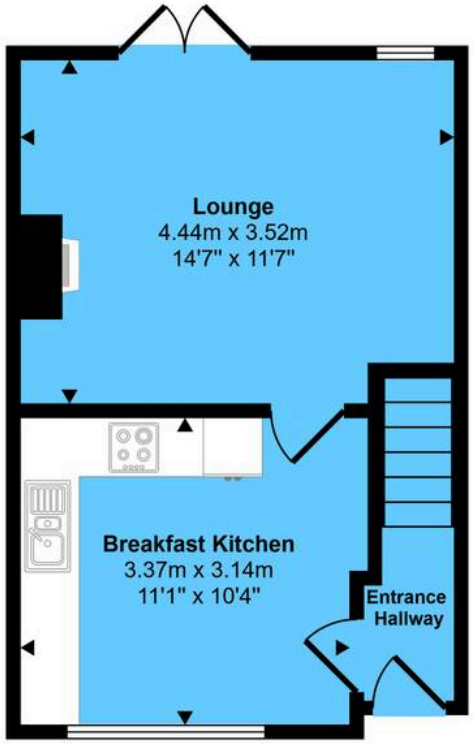
ADDITIONAL INFORMATION
Services - water on a meter, mains gas, electricity and sewers. Loft space - boarded.



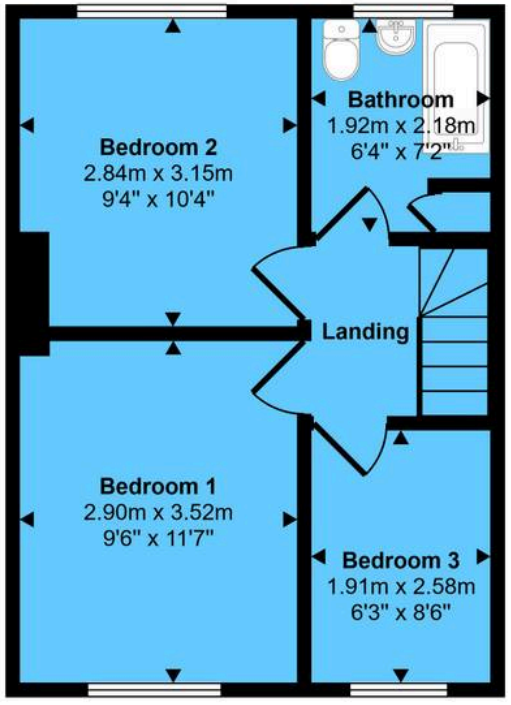
INFORMATION FOR POTENTIAL BUYERS

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.

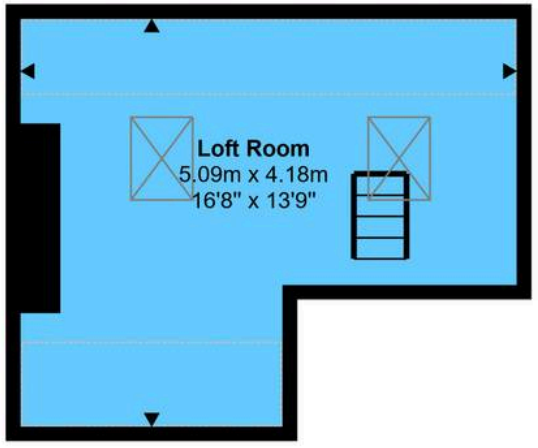
Approx Gross Internal Area
81 sq m / 875 sq ft



Ground Floor
Approx 30 sq m / 322 sq ft



First Floor
Approx 34 sq m / 362 sq ft



Second Floor
Approx 18 sq m / 191 sq ft

Denotes head height below 1.5m

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.

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