



COPT HEATH DRIVE, KNOWLE, B93 9PA
ASKING PRICE OF £450,000

DRAFT

xact
homes

» Completely Updated & Renovated

» Stunning Three Bedroom Link Detached

» Situated On A Wide Plot With Side Gated Entrance

» Walking Distance To Knowle Park & Village

» Modern Fitted Kitchen

» Open Plan Lounge/Diner

» Refurbished Shower Room

» Garage

» South Easterly Facing Rear Garden

PROPERTY OVERVIEW

This completely refurbished and absolutely stunning three bedroom extended link detached property which is located a short walk to Knowle park and village and is also within walking distance to all local schools. Set back behind an extended driveway providing ample parking for multiple vehicles, the present owners have significantly modernised the property to include a modern fitted kitchen, luxury shower room, new flooring and decoration throughout. The property sits on a wide plot with a side gated access and offers a most private aspect to the front and rear and affords a beautiful landscaped and south easterly facing rear garden. Briefly the property affords: - split tarmacadam and block paved driveway, entrance porch, entrance hallway, guest cloakroom, open plan lounge/diner room with French doors to the rear garden, modern fitted kitchen and utility, garage, three bedrooms, refitted shower room and landscaped south easterly facing rear garden with full width patio area. To view this stunning property 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

SERVICES

Water meter, mains gas, electricity and sewers

BROADBAND

Sky - Fibre optic

LOFT SPACE

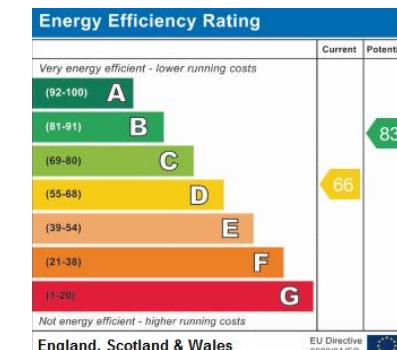
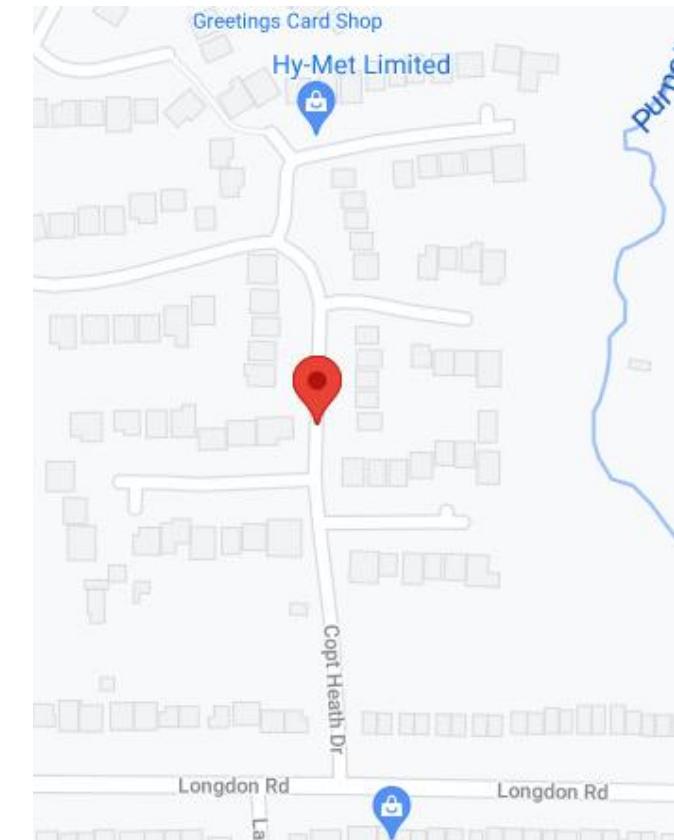
With lighting

GARDEN

South east facing

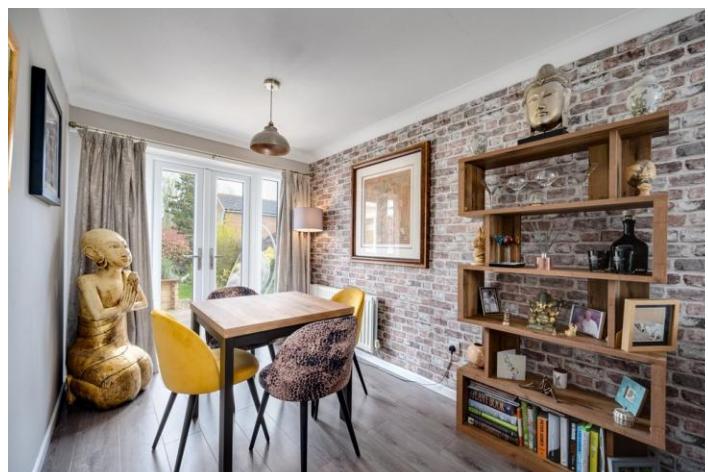
ITEMS INCLUDED IN THE SALE

Zanussi integrated oven, Zanussi integrated hob, Zanussi extractor, Zanussi microwave, Zanussi fridge, Zanussi dishwasher, all carpets, some blinds and light fittings and electric garage door

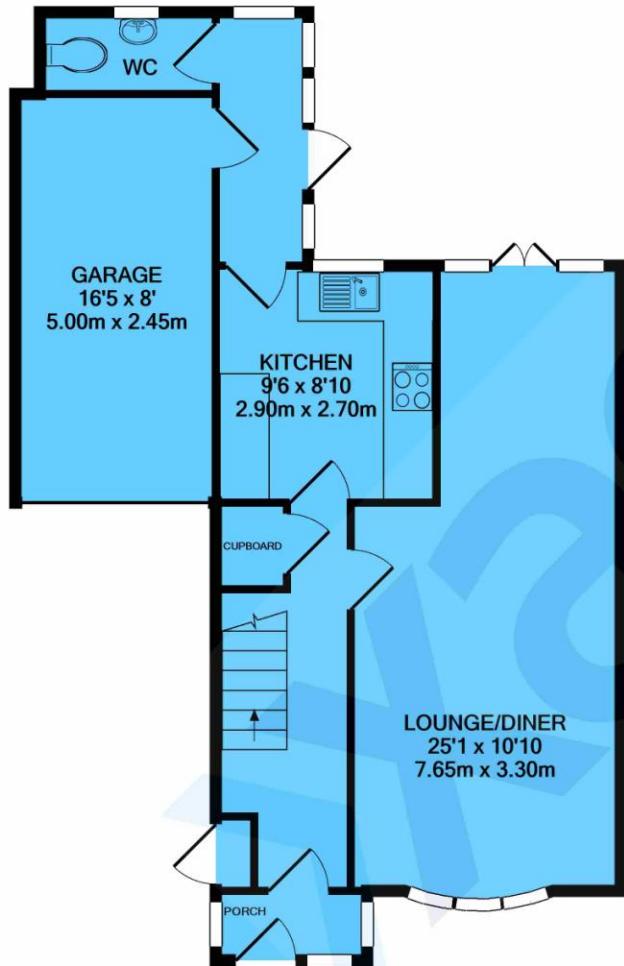


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|----------------------------------|--------------------------------|--------------------------------------|
| | | FIRST FLOOR |
| PORCH | | |
| HALL | | BEDROOM ONE |
| LOUNGE/DINER | 16' 0" x 8' 2" (4.88m x 2.50m) | BEDROOM TWO |
| 25' 1" x 10' 10" (7.65m x 3.30m) | | 10' 8" x 9' 0" (3.25m x 2.75m) |
| KITCHEN | | BEDROOM THREE |
| 9' 6" x 8' 10" (2.90m x 2.70m) | | 9' 0" x 8' 8" (2.75m x 2.65m) |
| WC | | BATHROOM |
| INTEGRAL GARAGE | | OUTSIDE THE PROPERTY |
| 16' 5" x 8' 0" (5.00m x 2.45m) | | SOUTH EAST FACING REAR GARDEN |

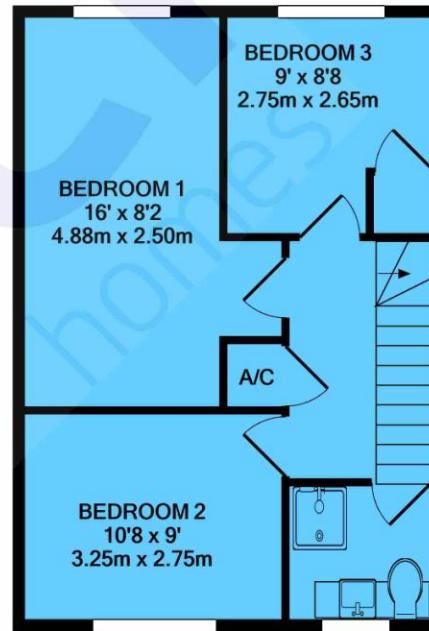
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







GROUND FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.1 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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