



Copt Heath Drive, Knowle

Offers in Region of £650,000





PROPERTY OVERVIEW

Welcome to this fantastic four-bedroom detached property, which comes with the added bonus of no upward chain. The property is situated on a generous corner plot and is set back behind a spacious tarmac driveway, providing plenty of room for all your vehicles. This home offers ample space for all your family's needs. The property has been significantly extended and updated to create a wonderful open-plan living space to the rear that is perfect for entertaining friends or simply and spending quality time with the family.

One of the highlights of this stunning home is its beautiful south easterly facing rear garden, which has been meticulously landscaped to create a tranquil oasis where you can relax and unwind. With a large decked area, you are able to host summer barbecues or enjoying a morning coffee while soaking up the morning sunshine. Inside, you'll find a spacious living room, perfect for movie nights or curling up with a good book. The large open-plan kitchen diner is a chef's dream, with plenty of counter space and modern appliances. This is simply the heart of the home, where you can prepare delicious meals while socialising with family and friends.





The attention to detail in this property is evident throughout, with Amtico flooring to the ground floor, laundry shoot from the first floor, Porcelanosa tiled bathrooms and four bedrooms which offer ample space for a growing family, and the principal bedroom comes with an ensuite bathroom, ensuring privacy and convenience.

But that's not all – this home has even more to offer. There's an additional versatile reception room which offers the facility to work from home or utilise as an additional bedroom. In addition, this space plus a part garage conversion could easily be transformed into a self-contained annexe with its own shower room as all necessary services are already in place. This space is perfect for accommodating guests or providing a separate living area for a teenager or elderly relative. For those in need of storage space, you'll be pleased to know that this property also comes with a large garage, providing plenty of room for all your belongings.



Located in a sought-after area, this home is close to local amenities, schools, and transport links, making it ideal for families or professionals. You'll have everything you need right on your doorstep, from shops and restaurants to parks and recreational facilities.



In summary, this extended four-bedroom detached property offers a wealth of space and versatility. With its beautiful landscaped garden, open-plan living area, Porcelanosa tiled bathrooms, and the possibility to create a self-contained annexe, it's a perfect family home. Don't miss the opportunity to make this property yours and start creating unforgettable memories today. Call Xact Homes on 01564 777284 to book your viewing.

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

- Situated On A Large Corner Plot
- No Upward Chain
- Significantly Extended & Improved
- Scope For Annexe Subject To Planning & Conversion
- Open Plan Kitchen / Dining & Family Room
- Superb Landscaped South Easterly Facing Rear Garden
- Large Garage & Tarmacadam Driveway
- Arden Academy Catchment Area
- Porcelanosa Bathrooms





ENTRANCE HALL

LIVING

15' 9" x 10' 10" (4.80m x 3.30m)

WC

KITCHEN

9' 10" x 16' 5" (3.00m x 5.00m)

DINING ROOM

10' 6" x 17' 7" (3.20m x 5.35m)

UTILITY

13' 1" x 11' 2" (4.00m x 3.40m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 0" x 19' 0" (3.35m x 5.80m)

ENSUITE

10' 10" x 5' 7" (3.30m x 1.70m)

BEDROOM TWO

8' 10" x 14' 5" (2.70m x 4.40m)

BEDROOM THREE

10' 6" x 8' 6" (3.20m x 2.60m)

BEDROOM FOUR

10' 6" x 8' 0" (3.20m x 2.45m)

BATHROOM

8' 2" x 5' 7" (2.50m x 1.70m)





OUTSIDE THE PROPERTY

GARAGE

20' 8" x 12' 10" (6.30m x 3.90m)

TOTAL SQUARE FOOTAGE

156.4 sq.m (1683 sq.ft) approx.

SOUTH EASTERLY FACING GARDEN

ITEMS INCLUDED IN THE SALE

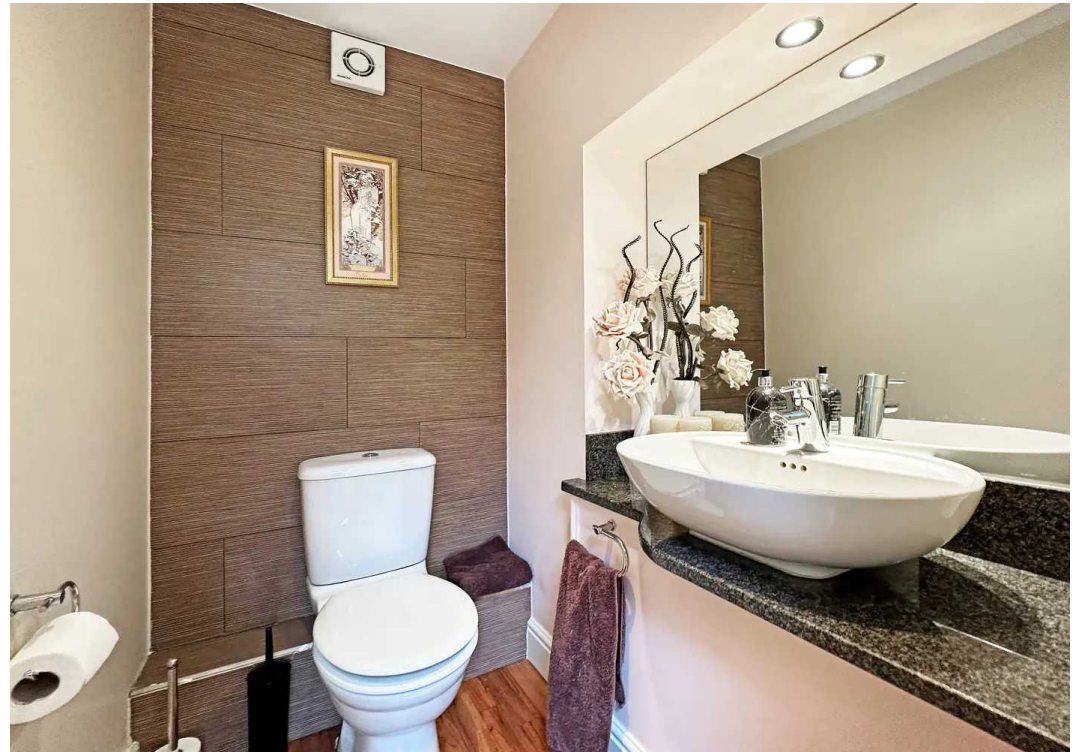
Siemens integrated self cleaning ovens and microwave (x2), Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Siemens fridge, Siemens freezer, Siemens dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings, underfloor heating, green house, seasonally planted mature garden and electric garage door.

ADDITIONAL INFORMATION

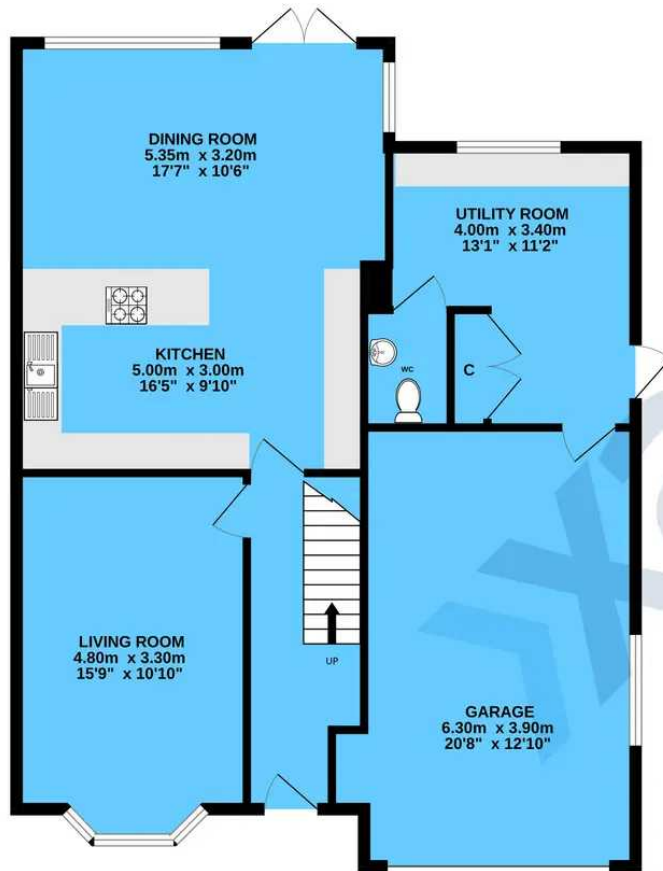
Services: mains gas, electricity and mains sewers.
Broadband: Sky & Virgin Fibre-Optic. Loft Space: boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

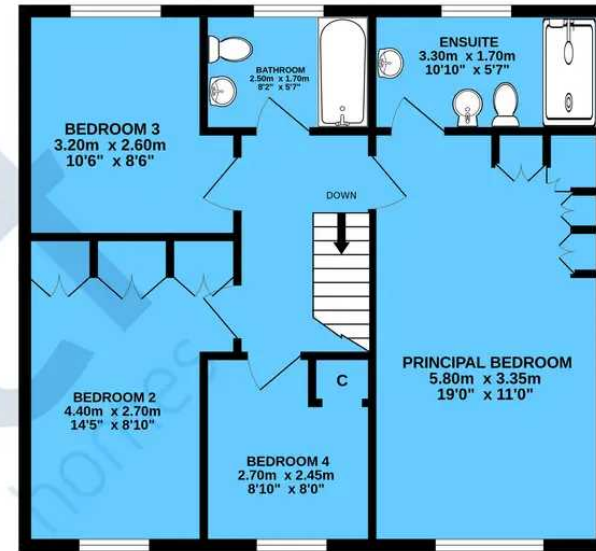
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
94.8 sq.m. (1020 sq.ft.) approx.



1ST FLOOR
61.6 sq.m. (663 sq.ft.) approx.



TOTAL FLOOR AREA : 156.4 sq.m. (1683 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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