



Copt Heath Drive, Knowle

Guide Price £525,000





## PROPERTY OVERVIEW

Introducing this immaculately presented three-bedroom link detached property, offered to the market with NO UPWARD CHAIN and situated on a quiet and highly sought-after road in Knowle.

Conveniently located within easy walking distance to local schools and amenities, this property provides the perfect family home. Stepping inside, you are greeted by an inviting entrance hallway with ample storage. The split-level open plan kitchen/diner is a highlight of this home, flooded with an abundance of natural light and offering a significant extension that includes a family area with excellent views of the rear garden.

Completing the ground floor is a generous living room, ideal for entertaining, a convenient home office/study, and a practical store room. Moving to the first floor, you will find three well-proportioned bedrooms, including a large principal bedroom, all serviced by a family bathroom.

Outside, the property boasts a delightful south-facing rear garden featuring a patio seating area and a well-maintained lawn area. Additionally, the front of the property benefits from a wide driveway, providing ample parking space for multiple vehicles.





With its impressive features, desirable location, and thoughtful layout, this property is a must-see for those seeking a comfortable family home.

#### 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.

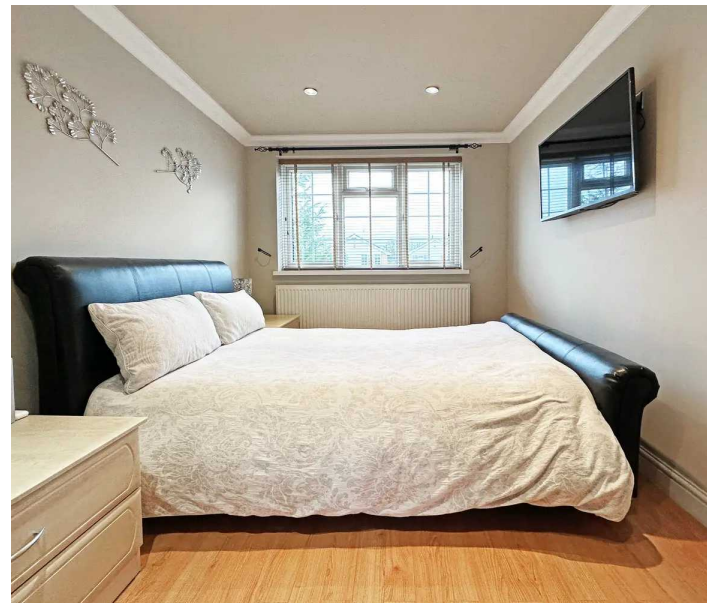
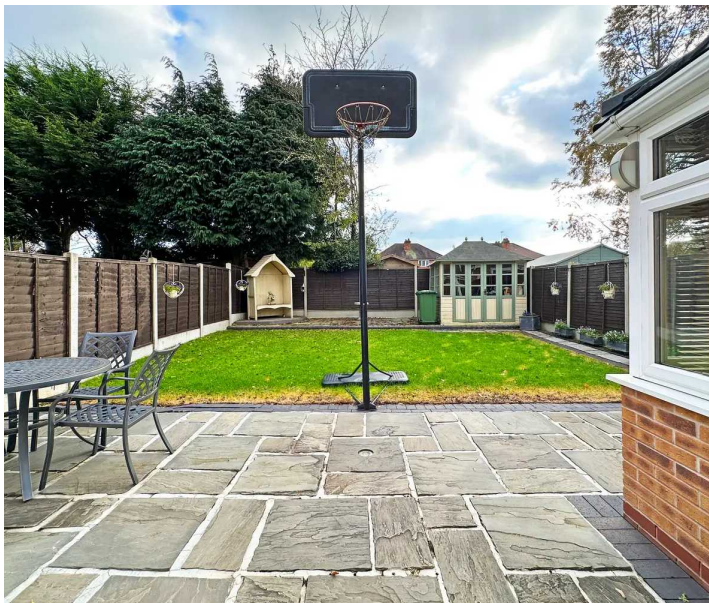




Council Tax band: F

Tenure: Freehold

- Three Bedroom Link-Detached Property
- NO UPWARD CHAIN
- Set On A Highly Sought After & Quiet Road
- Open Plan Kitchen / Diner
- Living Room
- Three Well Proportioned Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Driveway Providing Ample Parking





**PORCH**

**ENTRANCE HALLWAY**

**WC**

**OPEN PLAN KITCHEN / DINER**

**KITCHEN**

15' 5" x 6' 11" (4.70m x 2.10m)

**DINER**

18' 1" x 9' 0" (5.50m x 2.75m)

**FAMILY AREA**

9' 2" x 9' 2" (2.80m x 2.80m)

**LIVING ROOM**

15' 11" x 10' 8" (4.85m x 3.25m)

**HOME OFFICE / STUDY**

8' 2" x 7' 3" (2.50m x 2.20m)

**STORE ROOM**

7' 3" x 5' 7" (2.20m x 1.70m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 9" x 8' 2" (4.80m x 2.50m)

**BEDROOM TWO**

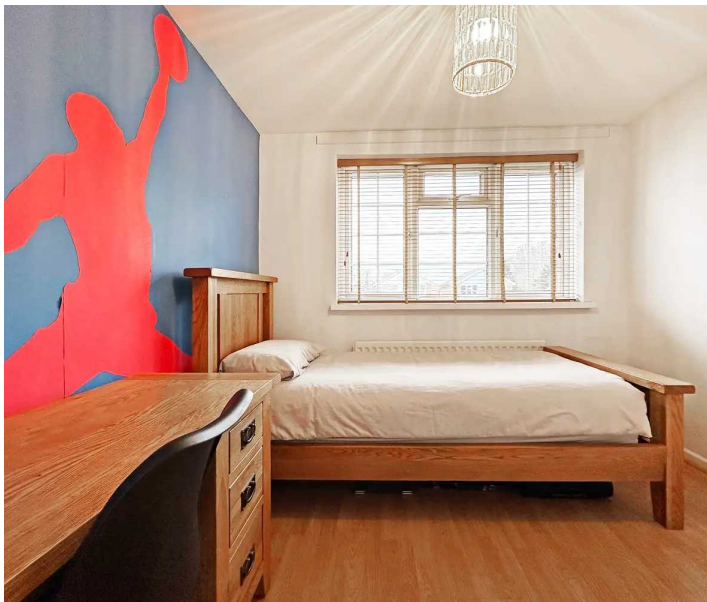
10' 8" x 9' 0" (3.25m x 2.75m)

**BEDROOM THREE**

8' 10" x 8' 8" (2.70m x 2.65m)

**BATHROOM**

5' 11" x 5' 9" (1.80m x 1.75m)



**TOTAL SQUARE FOOTAGE**

Total square footage: 114.1 sq.m. = 1228 sq.ft. approx.

**OUTSIDE THE PROPERTY****SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and two, all light fittings and a garden shed.

**ADDITIONAL INFORMATION**

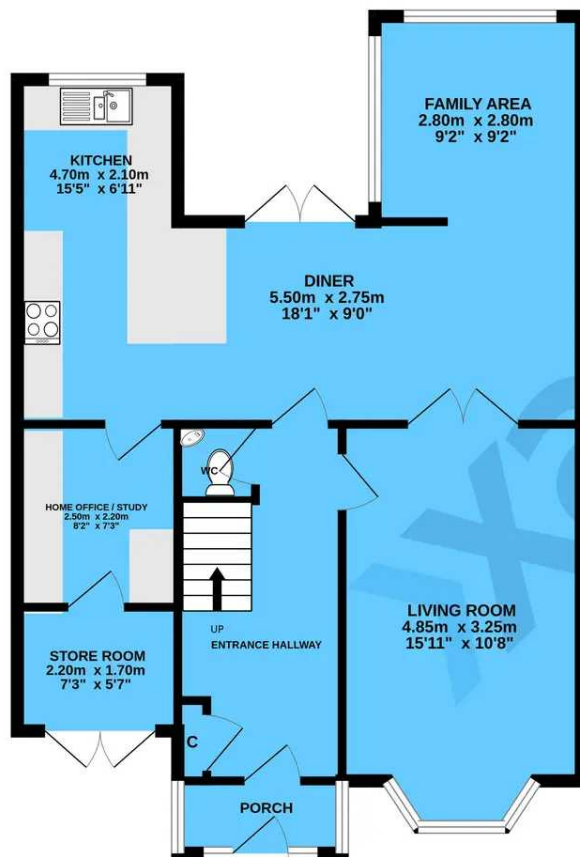
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin.

**MONEY LAUNDERING REGULATIONS**

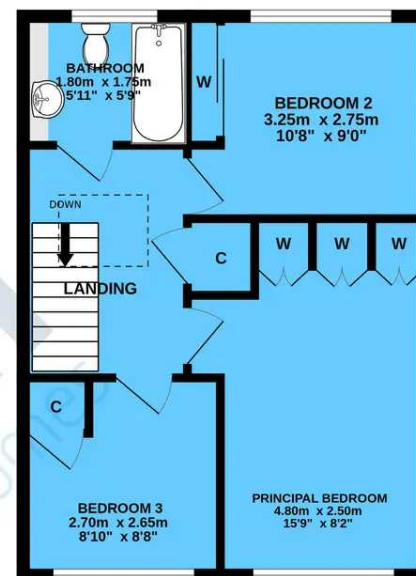
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
72.2 sq.m. (778 sq.ft.) approx.



1ST FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA: 114.1 sq.m. (1228 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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