



Cooper Drive, Knowle

Guide Price £375,000





PROPERTY OVERVIEW

This immaculately presented two bedroom end terrace property built in 2018, which backs onto a Coppice, is set on a private and quiet cul-de-sac and benefits from a remainder of a 10 year new build guarantee. Upon entering the property you are welcomed by a spacious entrance hallway which connects all ground floor accommodation which consists of:- an excellent open plan living / dining room which affords space for ample seating and dining table with French doors opening out to the rear garden; a fantastic modern fitted kitchen with integrated electric hob and oven; and a downstairs toilet. The first floor is made up of two generously sized double bedrooms. The principal bedroom benefits from a fantastic ensuite shower room and fitted wardrobes, and the spacious second bedroom includes a fitted wardrobe and cupboard. Outside the property enjoys a beautiful rear garden which is mainly laid with lawn and includes a superb decked seating area. The property also benefits from two parking spaces which run along the side elevation. To view this outstanding opportunity to purchase an immaculate property located in Knowle 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: C

Tenure: Freehold





- Two Bedroom End Terrace Property
- Remainder Of A 10 Year New Build Guarantee
- Open Plan Living / Dining Room
- Modern Fitted Kitchen
- Large Principal Bedroom With Ensuite
- Private & Quiet Cul-De-Sac Location
- Beautiful Rear Garden

HALL

WC

LIVING / DINING ROOM

16' 3" x 13' 1" (4.96m x 3.99m)

KITCHEN

9' 11" x 6' 0" (3.02m x 1.84m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 0" x 9' 9" (3.05m x 2.98m)

ENSUITE

BEDROOM TWO

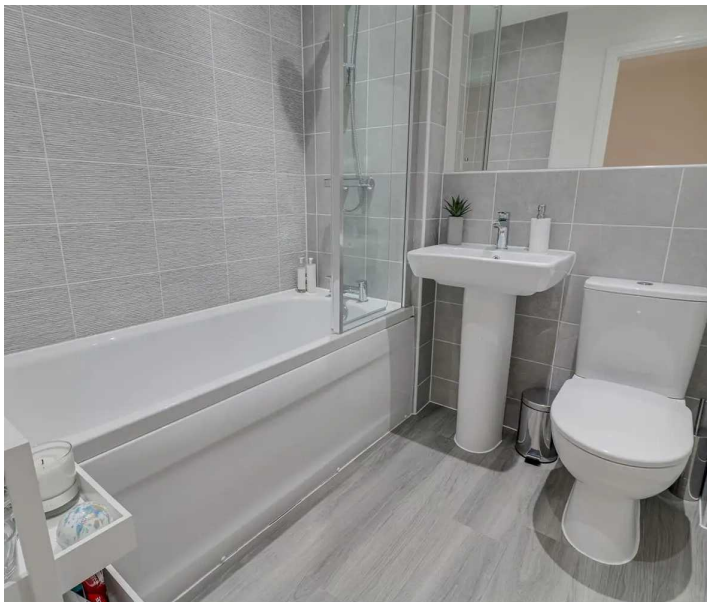
11' 1" x 8' 4" (3.39m x 2.55m)

BATHROOM

OUTSIDE THE PROPERTY

TWO PARKING SPACES

NORTH WEST/WEST FACING REAR GARDEN





ITEMS INCLUDED IN THE SALE

Electrolux integrated oven, Electrolux integrated hob, Electrolux extractor, Electrolux fridge freezer, Electrolux dishwasher, Electrolux washer/dryer, all carpets, blinds and downlighters (kitchen, bathrooms, hall and landing) and fitted wardrobes in two bedrooms.

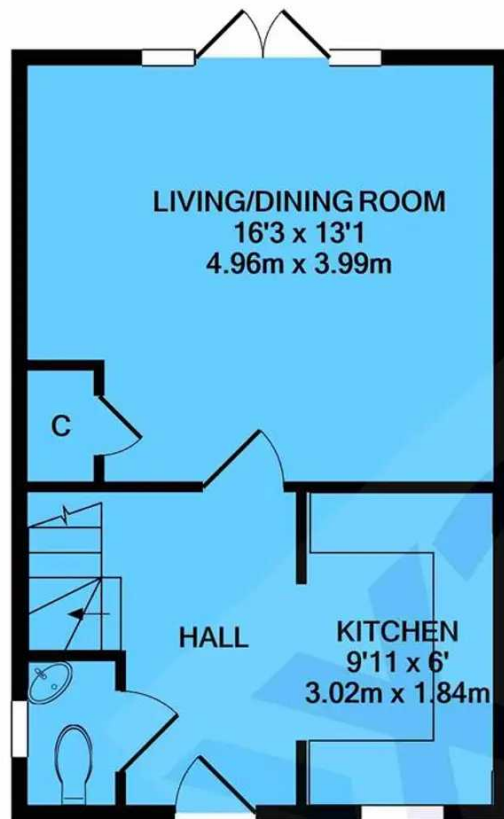
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - BT - Fibre optic (FttP - Fibre to the premises. Services charge - £175.00 pa (estate maintenance charge).

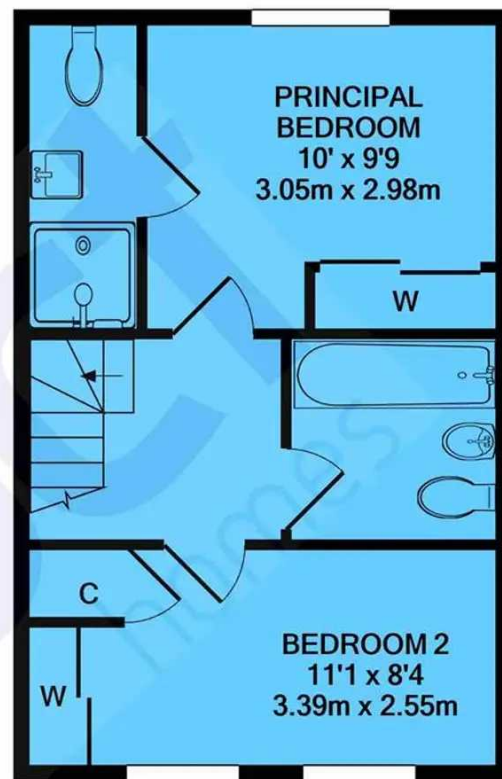
MONEY LAUNDERING REGULATIONS

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
APPROX. FLOOR
AREA 339 SQ.FT.
(31.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 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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