



## Cooper Drive, Knowle

Guide Price £365,000



## Property Overview

We are delighted to present this immaculately presented two bedroom end terrace property situated on a quiet cul-de-sac. The location of this property is ideal, with Dorridge station and local amenities just a short walk away. It is perfect for first-time buyers or investors looking for a well-maintained property in a desirable area. Upon entering the property, you are welcomed by a spacious entrance hallway with a guest toilet. The modern fitted kitchen boasts fully integrated appliances, providing a stylish and practical space for cooking. The open plan living and dining room is flooded with natural light, creating a bright and inviting atmosphere. Ample storage is available throughout the property. This property features two generously sized double bedrooms, with the principal bedroom benefiting from an ensuite. A family bathroom completes the accommodation. Outside, there is a low maintenance rear garden, perfect for those who want to enjoy outdoor living without the hassle of extensive maintenance. To the front of the property, there is a driveway providing parking for two vehicles.

Overall, this property offers contemporary, comfortable living in a fantastic location. Viewing is highly recommended.

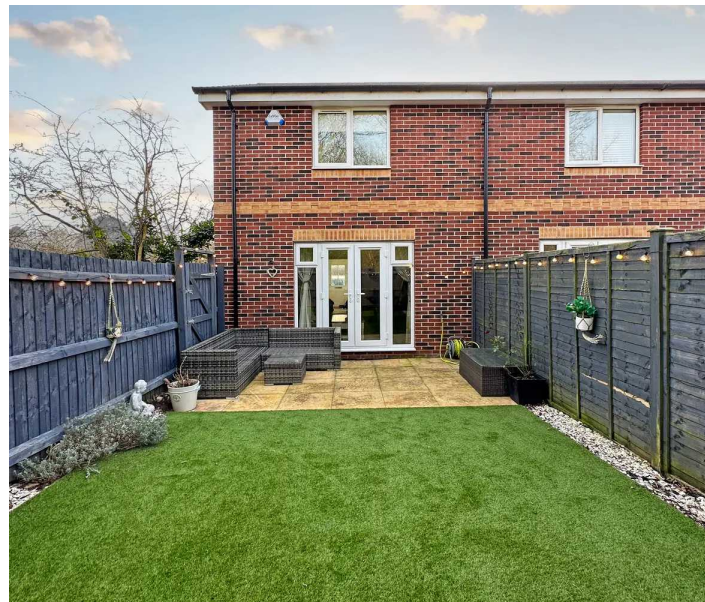


## Property Location

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
- Walking Distance To Dorridge Station
- Immaculately Presented Throughout
- Fitted Kitchen
- Living / Dining Room
- Principal Bedroom With Ensuite
- Family Bathroom
- Low Maintenance Rear Garden
- Parking For Two Vehicles



## **ENTRANCE HALL**

### **WC**

5' 3" x 3' 3" (1.60m x 0.99m)

### **LIVING/DINING ROOM**

15' 5" x 13' 1" (4.70m x 3.99m)

### **KITCHEN**

9' 10" x 6' 1" (3.00m x 1.85m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

10' 0" x 9' 10" (3.05m x 3.00m)

### **ENSUITE**

10' 0" x 3' 3" (3.05m x 0.99m)

### **BEDROOM TWO**

13' 1" x 8' 4" (3.99m x 2.54m)

### **BATHROOM**

6' 7" x 6' 3" (2.01m x 1.91m)

### **TOTAL SQUARE FOOTAGE**

62 sq.m (667 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **LOW MAINTENANCE REAR GARDEN**

### **DRIVEWAY PARKING FOR TWO VEHICLES**

### **ITEMS INCLUDED IN THE SALE**

Electrolux integrated oven, AEG integrated hob, extractor, Electrolux fridge/freezer, Electrolux dishwasher, Electrolux washing machine, Electrolux tumble dryer, all carpets, curtains and blinds and some light fittings.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

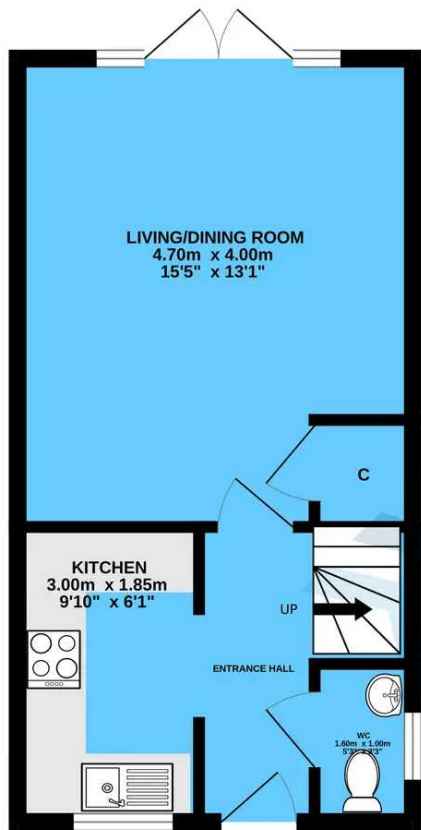
Broadband - BT - fibre optic. Service charge - £175 pa

### **MONEY LAUNDERING REGULATIONS**

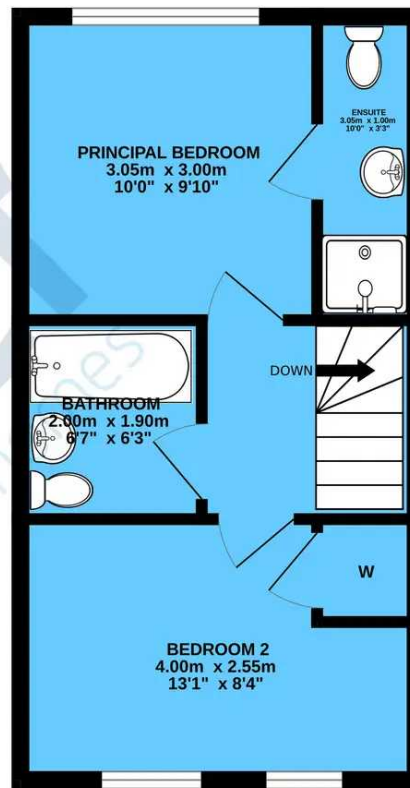
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 62.0 sq.m. (667 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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