



## Copt Heath Drive, Knowle

Guide Price £625,000





## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this superb four bedroom detached property located on a highly sought after road of Knowle offering excellent versatility with downstairs sleeping accommodation. The property is set behind a wide block paved driveway providing parking for multiple vehicles with the ground floor accommodation accessed via a welcoming entrance hallway connecting all reception rooms which includes:- a split level living / dining room with ample space for both a sofa seating area and dining table; a large conservatory with views of the rear garden; a fitted kitchen with fully integrated appliances and large breakfast island; a spacious home office offering versatility to be used as a fourth bedroom; a practical utility room and downstairs toilet. The first floor is made up of three bedrooms, one of which is a large principal bedroom with ensuite bathroom. All remaining bedrooms are serviced via a family bathroom. Outside the property enjoys a beautiful south facing lawn rear garden with a patio seating area. To view this superb property call Xact Homes today 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



- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Highly Sought After Location
- Fitted Kitchen
- Open Plan Living / Dining Room
- Conservatory & Patio Area
- Home Office / Fourth Bedroom
- Family Bathroom
- South Facing Rear Garden





## PORCH

### ENTRANCE HALLWAY

16' 6" x 5' 6" (5.03m x 1.68m)

### LIVING/DINING ROOM

29' 9" x 11' 9" (9.06m x 3.58m)

### CONSERVATORY

12' 9" x 13' 7" (3.88m x 4.13m)

### KITCHEN

17' 8" x 10' 0" (5.38m x 3.06m)

### BEDROOM FOUR/HOME OFFICE

8' 9" x 14' 3" (2.66m x 4.35m)

### UTILITY ROOM

6' 4" x 10' 2" (1.94m x 3.09m)

### WC

8' 3" x 2' 11" (2.51m x 0.88m)





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

16' 9" x 9' 10" (5.10m x 2.99m)

### **ENSUITE**

5' 1" x 9' 9" (1.54m x 2.96m)

### **BEDROOM TWO**

10' 9" x 13' 1" (3.27m x 3.98m)

### **BEDROOM THREE**

10' 1" x 7' 11" (3.07m x 2.41m)

### **BATHROOM**

5' 10" x 8' 0" (1.77m x 2.44m)

### **TOTAL SQUARE FOOTAGE**

160.5 sq.m (1727 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **SOUTH FACING REAR GARDEN**

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

Integrated oven, integrated hob, extractor, under counter freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

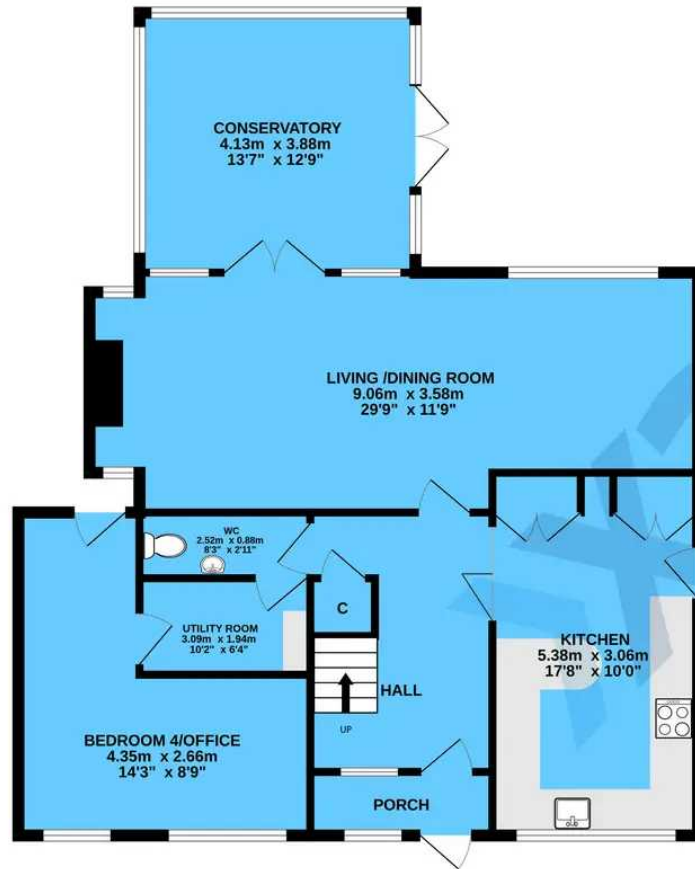
Services: water meter, main gas, electricity and mains sewers. Loft Space: boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

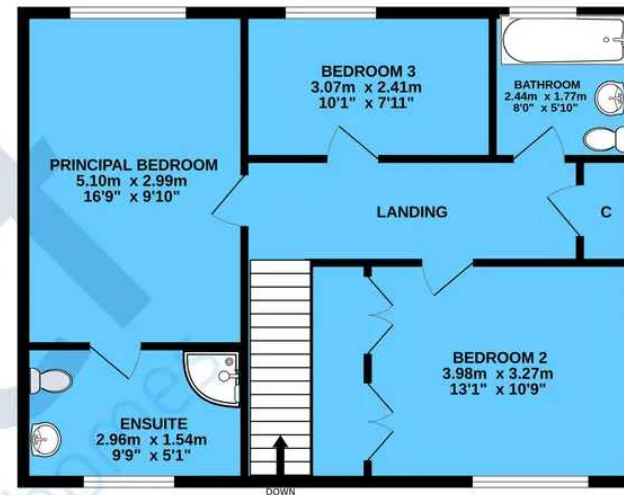
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
96.6 sq.m. (1040 sq.ft.) approx.



1ST FLOOR  
63.9 sq.m. (688 sq.ft.) approx.



TOTAL FLOOR AREA : 160.5 sq.m. (1727 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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