



Copt Heath Drive, Knowle

Guide Price £635,000





## PROPERTY OVERVIEW

Located within a sought-after village of Knowle, this pristine detached house offers an exceptional opportunity to acquire a spacious and well-appointed family home with lots of potential. The property boasts a good sized lounge/diner which spans the width of the property and a well-equipped kitchen. There is potential to extend the property subject to obtaining the necessary planning permissions, which adds a layer of versatility, allowing for customisation to suit individual needs and preferences. Ascending the stairs, the first floor is home to four spacious bedrooms, all meticulously designed to offer comfort and tranquillity. All bedrooms are serviced by family bathroom. The outdoor space of this property is a highlight, with a south-easterly facing garden presenting ample opportunities for outdoor recreation. Conveniently located within close proximity to local amenities, schools, and transport links, this property represents a rare opportunity to secure a dream home in a coveted location. Whether you are seeking a place to raise a family or simply looking for a tranquil retreat, this 4-bedroom detached house offers the perfect blend of style, space, and functionality, promising a lifestyle of comfort and quality.





## 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

- Large Four Bedroom Detached
- Potential To Extend STPP
- South Easterly Facing Garden
- Open Plan Lounge/Diner
- Conservatory
- Large Driveway
- Double Garage



**PORCH**

5' 7" x 3' 3" (1.70m x 0.99m)

**HALL**

16' 5" x 5' 7" (5.00m x 1.70m)

**WC**

8' 10" x 2' 11" (2.69m x 0.89m)

**LIVING ROOM**

18' 8" x 11' 10" (5.69m x 3.61m)

**DINING AREA**

10' 10" x 10' 6" (3.30m x 3.20m)

**CONSERVATORY**

11' 10" x 10' 6" (3.61m x 3.20m)

**FIRST FLOOR****BEDROOM ONE**

13' 1" x 10' 10" (3.99m x 3.30m)

**BEDROOM TWO**

11' 2" x 9' 8" (3.40m x 2.95m)

**BEDROOM THREE**

10' 8" x 9' 8" (3.25m x 2.95m)

**BEDROOM FOUR**

10' 4" x 8' 2" (3.15m x 2.49m)

**BATHROOM**

8' 2" x 5' 9" (2.49m x 1.75m)





## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

15' 11" x 15' 9" (4.85m x 4.80m)

### **TOTAL SQUARE FOOTAGE**

130.3 sq.m (1403 sq.ft) approx.

### **GARDEN**

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

Fridge/freezer, washing machine, all carpets and blinds, some curtains and light fittings, garden sun arbour, electric garage doors, three wardrobes and four chest of drawers.

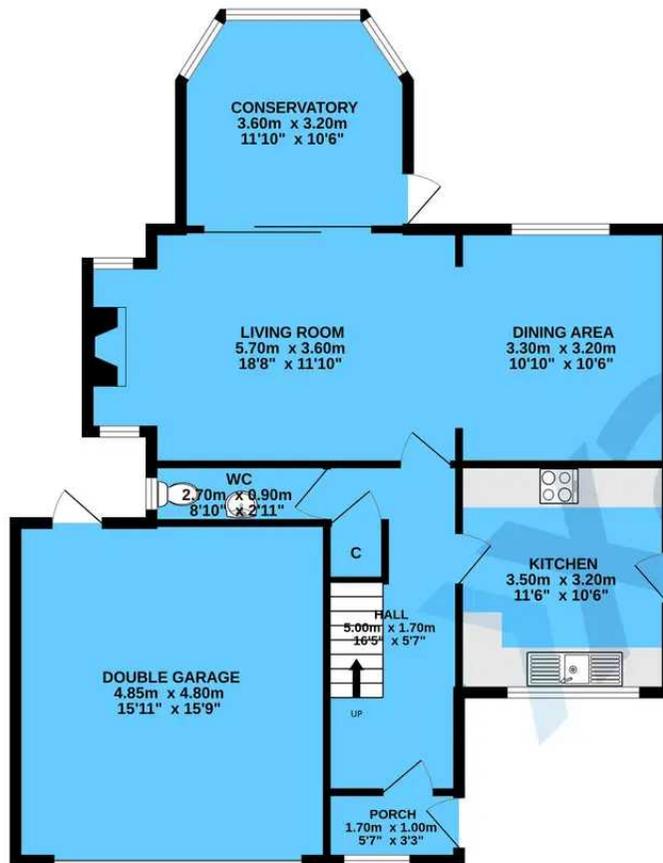
#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Loft space - part boarded.

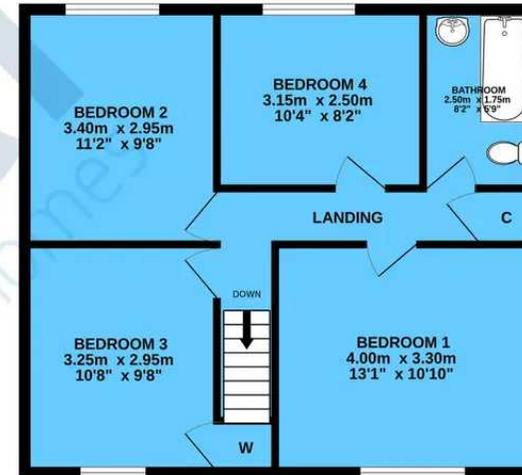
#### **MONEY LAUNDERING REGULATIONS**

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: 130.3 sq.m. (1403 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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# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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