



**93 Copt Heath Drive**  
Sale Price OIEO £700,000



**Love**  
Property Co.



# 93 Copt Heath Drive

## Knowle, Solihull, B93 9PQ

Tenure – Freehold  
EPC Rating – C  
Council Tax Band - F

Love Property Co are delighted to offer this beautiful and stylishly throughout four-double bedroom property in a quiet cul-de-sac.

Located on one of the area's most sought after roads, this must be viewed 1837 sq. foot stunning family home has a very warm feeling the minute you walk through the door. Each of the rooms have been stylishly designed to a high standard. The property has undergone significant renovation and extension over the years, most notably the principal bedroom and en-suite. There is scope to extend the accommodation further at both ground and first floor subject to planning permission (STPP)

The property briefly comprises:

Newly refurbished tiled porch, leading to the welcoming entrance hall.

Kitchen/Breakfast Room 21'11" x 9' 7" (6.67m x 2.92m) - This stylish kitchen with ample wall and base units, granite work tops, and decoratively tiled, Karndean flooring, integrated appliances including Bosch double oven/grill, Baumatic gas hob and extractor, Beko dishwasher, stand-alone fridge/freezer and sink erator. There is also a breakfast table and chairs area and bay window looking onto the front garden and door leading to side passage.

Lounge 19'3" x 11'10" (5.86m x 3.61m) - Beautifully and stylishly presented and designed living room to the rear of the property with decorative coving, built in gas fire and bifold doors to garden, side window and double doors to the dining room.

Dining Room 10'11" x 10' 3" (3.33m x 3.12m) - This stylish dining room has decorative coving and archway leading to:

Garden Room 6'11" x 9'8" (2.10m x 2.94m) - With large window and patio doors overlooking the rear garden.





Garage 16'1" x 16 (4.90m x 4.87m) - This large garage with remote controlled up and over doors housing the gas meter, Worcester Bosch boiler, plumbing for washing machine, electric points and lots of storage space.

WC - 3'1" x 9'5" (0.94m x 2.86m) - This bright WC has Karndean flooring and is complete with toilet, wash hand basin and window.

Storage Cupboard - Good sized storage cupboard under the stairs.

Entrance Hallway - Beautifully decorated with Karndean flooring leading to:

First Floor Landing - This good size landing has a storage airing cupboard and houses the mega flow hot water system the loft hatch with ladder and is fully boarded.

Principle Bedroom 20'9" x 16'3" (6.33m x 4.94m) - Very large double bedroom impressively decorated with Laura Ashley wallpaper, sliding mirrored bespoke fitted wardrobes, three windows creating an abundance of natural light and overlooking the front garden.

Ensuite 9'8" x 5'4" (2.95m x 1.62m) - With shower, toilet, sink with vanity unit and Porcelanosa drawers and towel rail/radiator and window.

Bedroom Two 12'2" x 9'10" (3.71m x 3.00m) - Double bedroom to the front of the property decorated with lovely Laura Ashley wallpaper and a built in wardrobe and window overlooking the front garden..

Bedroom Three 9'8" x 9'10" (2.95m x 3.00m) - Third double bedroom is another beautifully decorated room with a window overlooking the front of the property.

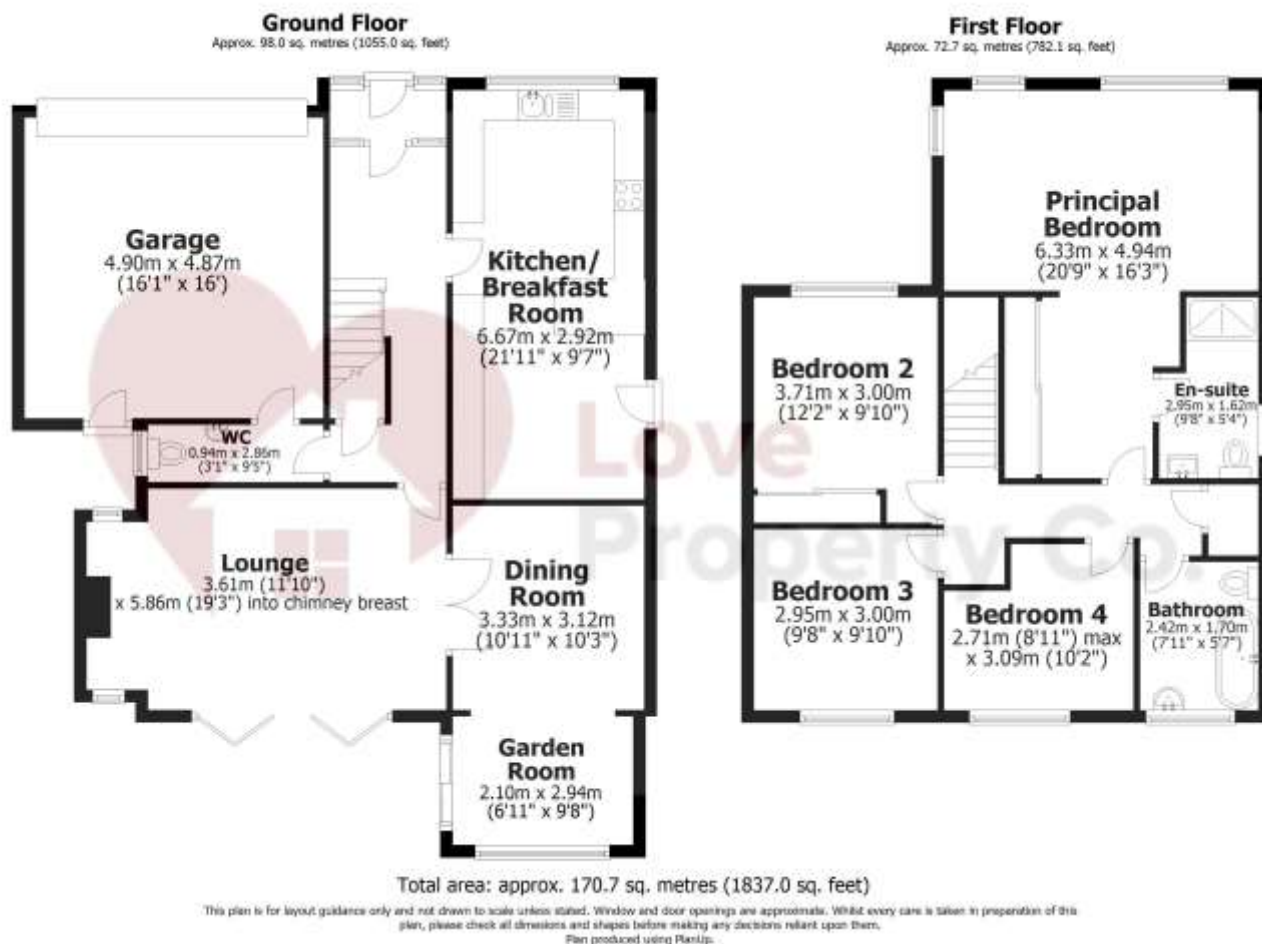
Bedroom Four 8'11" x 10'2" (3.09m x 2.71m) - Fourth bedroom having window to the rear of the property overlooking the garden is currently being used as an office.

Family Bathroom - 7'11" x 5'7" (2.42m x 1.70m) This elegant bathroom suit, including free standing bath with mixer head, toilet, sink, towel rail/radiator and two toned tiled walls from floor to ceiling with window.

Total 1837.0 sq. Ft (170.7sq. metres)







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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