



**11 Cooper Drive, B93 0FG**  
Sale Price £375,000



**Love**  
Property Co.



# 1 Cooper Drive, Knowle, Solihull, B93 0FG

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

Love Property Co are pleased to offer 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 Sharps bespoke built in wardrobes and 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 MEASUREMENTS

### LOUNGE/LIVING/DINING ROOM

15' 5" X 13' 1" (4.70m x 3.98m)

### KITCHEN

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

### WC

### PRINCIPAL BEDROOM

10' 2" X 9' 9" (3.09m x 2.98m)

### ENSUITE

10' 2" X 2' 11" (3.09m x 0.90m)

### BEDROOM TWO

8' 3" X 11' 1" (2.51m x 3.38m)

### FAMILY BATHROOM

6' 8" X 6' 2" (2.02m x 1.88m)

### TOTAL SQUARE FOOTAGE

670.0 sq. feet 62.2 sq. metres approx.



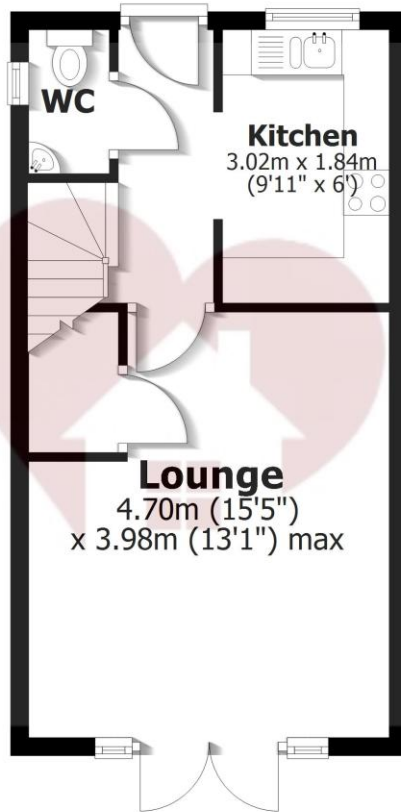
### MONEY LAUNDERING REGULATIONS

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.



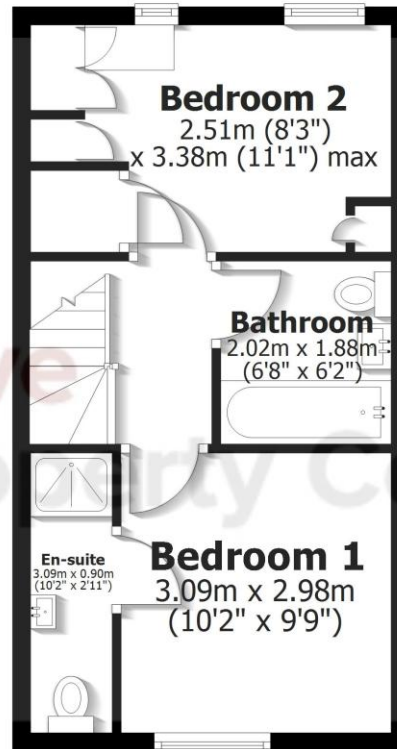
## Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



## First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Total area: approx. 62.2 sq. metres (670.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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