

# HUNTERS<sup>®</sup>

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## Copt Heath Drive

Knowle, Solihull, B93 9PQ

Guide Price £800,000



Council Tax: G



# 95 Copt Heath Drive

Knowle, Solihull, B93 9PQ

Guide Price £800,000



## PROPERTY LOCATION

Knowle is a conveniently located and is a 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. There are a wide range of interesting shops, restaurants, plus Knowle is home to an excellent junior and infant school and secondary school, Arden Academy. Nearby, the village of Dorridge has its own railway station with links to Birmingham and London. Knowle village is also 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. In addition, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

## PROPERTY OVERVIEW

Set within this quiet cul-de-sac of Knowle, this four-bedroom detached property is set behind a large block paved driveway providing ample parking for multiple vehicles and benefits from an integral double garage. Having an open aspect to the front and private south westerly facing rear garden the property occupies a most superb location at the head of the cul-de-sac.

## ON THE GROUND FLOOR

Approached over a block paved driveway with parking for multiple vehicles, with lawned area to side.

## ENCLOSED ENTRANCE PORCH

Sliding door leads into Enclosed Porch which in turn opens to front door having glazed side screen, leading into

## HALLWAY

Having alcove under the stairs and a generous useful cupboard off with hanging space and storage. Stairs to first floor accommodation.

## STUDY / RECEPTION ROOM (side)

8'6" x 7'1" (2.60m x 2.18m)  
Having window to side aspect.

## LOUNGE / DINING ROOM

25'10" x 18'8" (7.88m x 5.70 )  
Being an open plan layout - divided into two sections :

## LOUNGE AREA (front)

Having bay window to the front and feature floor to ceiling brick fireplace with open fire, tiled hearth and beaten brass canopy over.

## DINING AREA (rear)

Having sliding glazed doors to rear garden.

## KITCHEN (rear)

14'9" x 12'10" (4.50m x 3.92m)  
Having fitted wall and base units incorporating stainless steel sink unit with two draining areas and mixer tap, Kenwood five-ring gas range with Rangemaster extractor hood above. Also space for fridge.

## LAUNDRY ROOM (rear)

13'6" x 10'4" (4.13m x 3.17m)  
Having stainless steel sink unit with cupboard below, plumbing for washing machine and access door to garage. Also housing the Worcester wall mounted gas-fired central heating boiler.

Also, door to COVERED AREA to side of the property giving access to rear garden, having outside water tap and courtesy door to garage.

## DOWNSTAIRS WC (side)

Leading off the Utility - with window to side, wash hand basin and WC.

## LARGE PANTRY

Leading off the Utility - with ample shelving offering useful storage.

## ON THE FIRST FLOOR

FOUR GOOD BEDROOMS PLUS LARGE CRAFTROOM / 5TH BEDROOM, FAMILY BATHROOM & SEPARATE WC

Stairs from the Hall lead up to the Landing having access to loft. Also, AIRING CUPBOARD having shelving, heated towel rail (separate switch located in kitchen) and hot water system for solar panels.

## BEDROOM 1 (rear)

12'11" x 10'6" (3.94m x 3.20m )  
A double bedroom with triple sliding door built-in wardrobe and window overlooking the rear garden.

## BEDROOM 2 (rear)

10'4" x 8'11" (3.16m x 2.72m)  
A single bedroom with window overlooking the rear garden.

## BEDROOM 3 (front)

12'1" x 10'5" (3.70m x 3.19m )  
A double bedroom with double sliding door built-in wardrobe and window overlooking the front garden.

## BEDROOM 4 (front)

10'6" x 8'11" (3.20m x 2.72m)  
A second single bedroom having access to useful cupboard over the stairs and single built-in wardrobe/cupboard.

## STUDIO / CRAFT ROOM / BEDROOM 5

26'8" x 10'5" (8.14m x 3.20m )  
Being a large through room - this room could easily be a 5th bedroom - having windows to three sides plus skylight, steps lead up to mezzanine area having door to storage cupboard off.

## FAMILY BATHROOM (rear)

Being fully tiled and having a suite comprising panelled bath, wash hand basin with storage below, and separate shower cubicle.

Tel: 01564 770707

### SEPARATE WC

Having low level WC.

### OUTSIDE

#### DOUBLE GARAGE

17'9" x 13'1" (5.43m x 4.00m)

Having up-and-over door, access doors to utility area and side covered area, electric light and power.

#### REAR GARDEN

Enjoying a private south westerly rear garden which is fully stocked with shrubs and plants surrounding lawned area. Also having block paved patio area, brick built deep fishpond, wildlife pond, raised vegetable garden bed, further block paved patio seating area at end of garden under a pergola. In addition, metal side gate leads to front of the property allowing easy access for maintenance.

### GENERAL INFORMATION

#### TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

#### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

#### SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### SOLAR PANELS

We are informed by the current vendor that the solar panels have a lifetime guarantee and that they have been fitted for approximately 24 years. This has not been verified with documentation.

### REFERRAL FEES

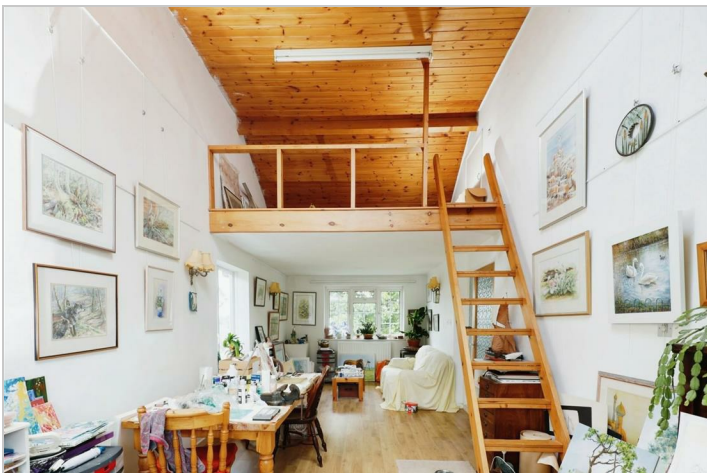
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

### GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**

**First Floor**

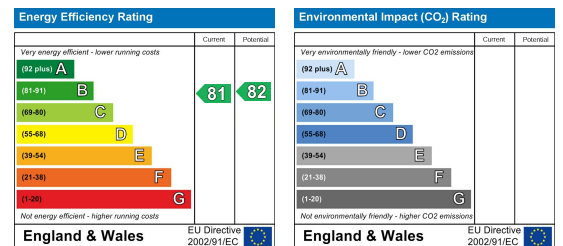
Total floor area 237.1 sq.m. (2,552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.