



57 COPT HEATH DRIVE, KNOWLE, SOLIHULL, B93 9PB

ASKING PRICE OF £575,000

EPC: D Council Tax Band: E



Location

Knowle is a delightful village set a few miles south-east of the town of Solihull and still retains considerable charm. Knowle joins onto the village of Dorridge and the smaller village Bentley Heath. Knowle has many shops mostly located on the High Street although there are a number of side roads and a shopping precinct. The small shopping area also has restaurants of all varieties, making Knowle a popular destination for dining out. Recreation areas include Jobs Close Park, which has a children's play area, tennis courts, football field and plenty of open space. There are also many clubs in the village for all ages. There are two schools providing good schooling facilities at both junior and secondary level. The village is close to the M42 which provides fast links to the M1, M5, M6 and M40 motorways. Dorridge Station is approximately 1½ miles away and provides commuter train services to Birmingham and London. In addition, the NEC., Birmingham International Airport and Railway Station are within easy reach.

- Detached Family Residence
- Three Bedrooms (Master En Suite)
- Spacious Lounge/Diner
- Breakfast Kitchen
- Sought After Location
- Double Garage & Driveway
- Southerly Aspect Rear Garden
- No Upward Chain



A beautiful three bedroom detached residence situated in a sought after location with further scope for development (STPP) The property offers both double glazing and gas central heating. The accommodation briefly comprises; entrance porch, reception hall, guest cloakroom/wc, spacious lounge/diner, breakfast kitchen, first floor landing, master bedroom with en suite shower room/wc, two further bedrooms, family bathroom, fore garden driveway, double garage and southerly aspect rear garden. No upward chain.

ENTRANCE PORCH

RECEPTION HALL understairs storage cupboard

GUEST CLOAKROOM/WC

SPACIOUS LOUNGE/DINER 29' 9" x 11' 10" (9.07m x 3.61m)

BREAKFAST KITCHEN 16' 9" x 10' 2" (5.11m x 3.1m)

FIRST FLOOR LANDING airing cupboard

MASTER BEDROOM 15' 9" x 9' 10" (4.8m x 3m)

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 13' 2" x 9' 6" (4.01m x 2.9m)

BEDROOM THREE 10' 2" x 9' 0" (3.1m x 2.74m)

FAMILY BATHROOM/WC

FORE GARDEN

LARGE DRIVEWAY

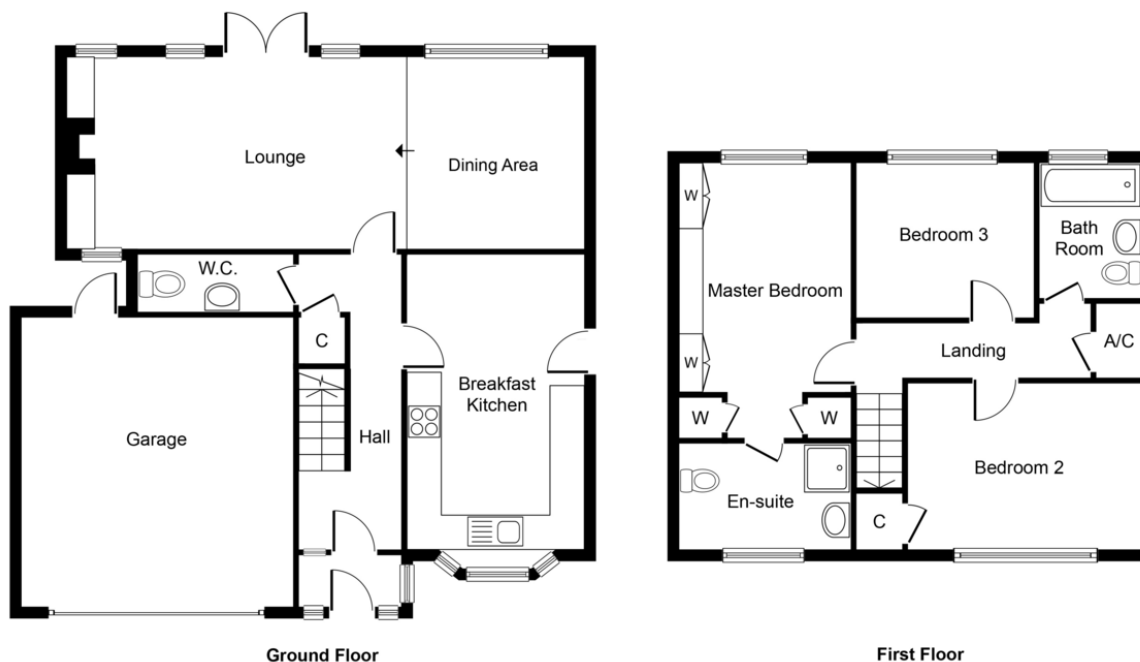
DOUBLE GARAGE 16' 2" x 15' 0" (4.93m x 4.57m)

ENCLOSED SOUTHERLY ASPECT REAR GARDEN



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

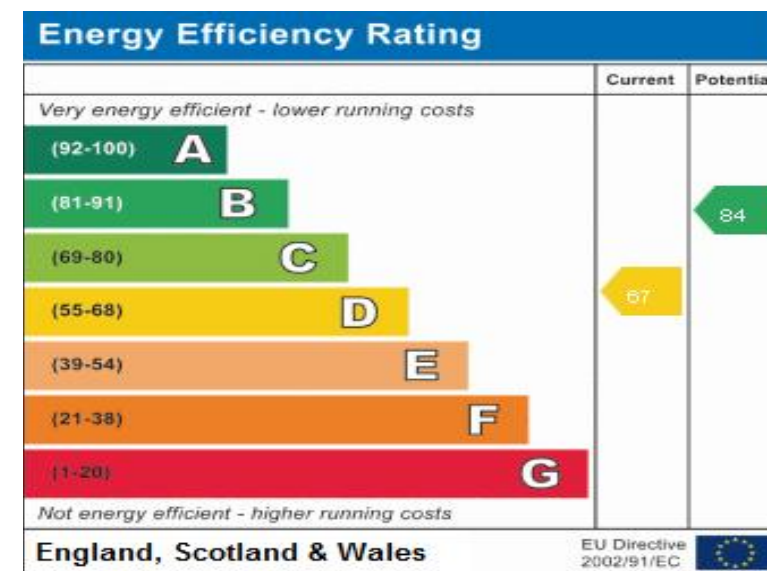




Approx. Gross Internal Floor Area 1,521 sq.ft. (141.3 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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