



Cooper Drive, Knowle

Offers In Excess Of £600,000





PROPERTY OVERVIEW

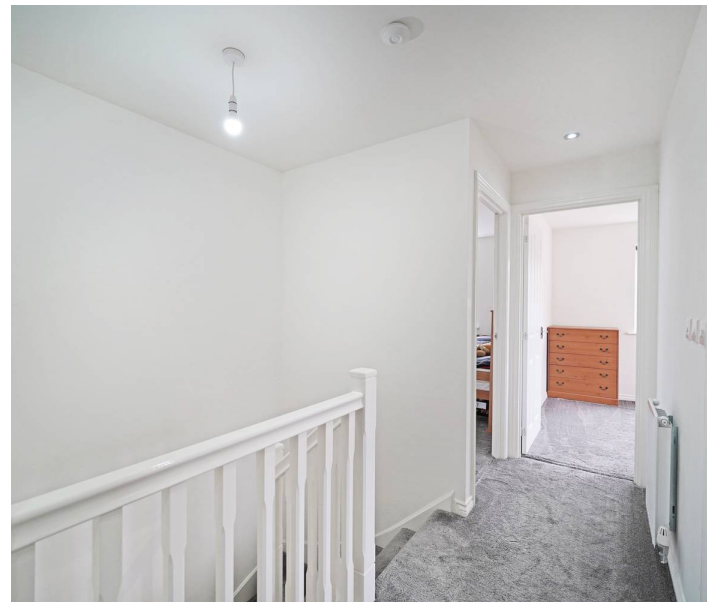
Nestled on a prominent corner plot, this exquisite property was originally built by Taylor Wimpey in 2018, ensuring quality construction and with a modern design. Benefiting from the remainder of a 10-year new build guarantee, this four-bedroom detached residence offers an exceptional setting for a growing family seeking a harmonious blend of comfort and style. Upon entering, the residence welcomes you through an inviting entrance hallway, leading the way to a guest cloakroom. The property seamlessly flows into a well-proportioned open plan kitchen/dining/family room, thoughtfully designed for both practical every day living and also leads into a useful utility. A separate living room provides a serene ambience for relaxation and leisure, further enhancing the home's versatile layout. Ascending the staircase, the first floor reveals a generously sized principal bedroom featuring a luxurious ensuite. In addition, three well-appointed bedrooms offer comfortable accommodations for family members or guests, each exuding a warm and welcoming ambience. The principal and second bedroom benefit from bespoke, fully fitted wardrobes. These bedrooms are serviced via the family bathroom.





Outside, the private landscaped rear garden serves as a tranquil outdoor space, offering a serene backdrop overlooking fields beyond. Completing this beautiful property is a garage and driveway, providing ample parking space for residents and visitors alike, ensuring convenience and practicality are always at hand. Ultimately, this property presents a superb opportunity to own a family home located equidistant between Knowle and Dorridge and is within easy walking distance to both villages and of course Dorridge station. To view this outstanding property contact Xact Homes on 01564 777284.

- Located On A Corner Plot
- Built By Taylor Wimpey In 2018 And Benefiting From The Balance Of 10 Year New Build Guarantee
- Four Bedroom Detached Property Offering A Superb Family Home
- Four Bedroom Principal Bedroom With Ensuite
- All Accessed Via Entrance Hallway With Guest Cloakroom And Useful Utility Room
- Well Presented Throughout With Open Plan Kitchen / Dining / Family Room And Living Room
- Private Landscaped Rear Garden Overlooking Fields Beyond
- Garage And Driveway With Ample Parking





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: F

Tenure: Freehold



ENTRANCE HALLWAY

WC

KITCHEN/DINING/FAMILY ROOM
19' 8" x 11' 10" (6.00m x 3.60m)

LIVING ROOM
19' 8" x 11' 2" (6.00m x 3.40m)

FIRST FLOOR

PRINCIPAL BEDROOM
10' 11" x 10' 8" (3.32m x 3.26m)

ENSUITE
7' 2" x 4' 7" (2.18m x 1.39m)

BEDROOM TWO
11' 10" x 9' 5" (3.61m x 2.86m)

BEDROOM THREE

BEDROOM FOUR
8' 8" x 7' 7" (2.65m x 2.32m)

BATHROOM
6' 7" x 5' 11" (2.00m x 1.80m)

TOTAL SQUARE FOOTAGE
Total floor area: 113.0 sq.m. = 1216 sq.ft. approx.



OUTSIDE THE PROPERTY

PRIVATE LANDSCAPED REAR GARDEN

GARAGE

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, fitted wardrobes in two bedrooms and some light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers. Broadband - BT. Loft space - which is partially boarded (centre), fully shelved (both sides), with ladder and lighting.

MONEY LAUNDERING REGULATIONS

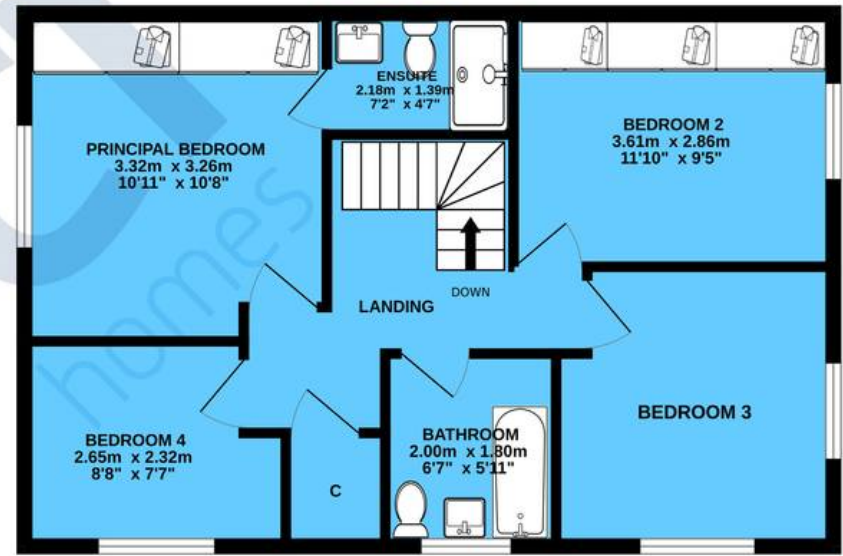
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 113.0 sq.m. (1216 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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