



Copt Heath Croft, Knowle

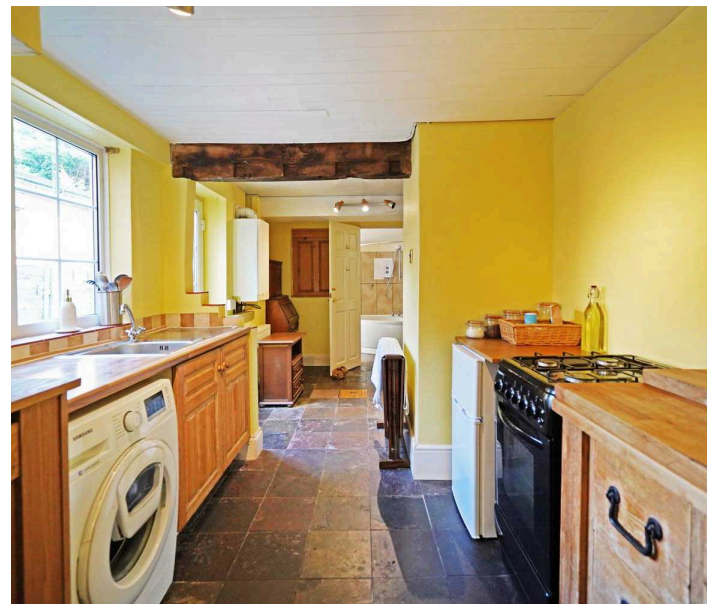
Guide Price £325,000





PROPERTY OVERVIEW

Located within a charming cul-de-sac in the sought-after locale of Knowle Village, this two-bedroom terraced house presents an exceptional opportunity for both first-time buyers and investors. Upon entering the property through the porch, you are greeted by a lounge at the front of the property with a feature fireplace. Through the lounge is the extended kitchen with access to the courtyard garden. Also located downstairs is a large bathroom which services both bedrooms. Upstairs the property is comprised of a single bedroom and a good size double bedroom. Situated in the heart of Knowle Village, residents benefit from a prime location with excellent travel links such as Dorridge Train Station and the M42. In summary, this two-bedroom terraced house represents a rare opportunity to own a charming cottage in a desirable location, this property is sure to appeal to first-time buyers looking for a comfortable home and investors seeking an opportunity.





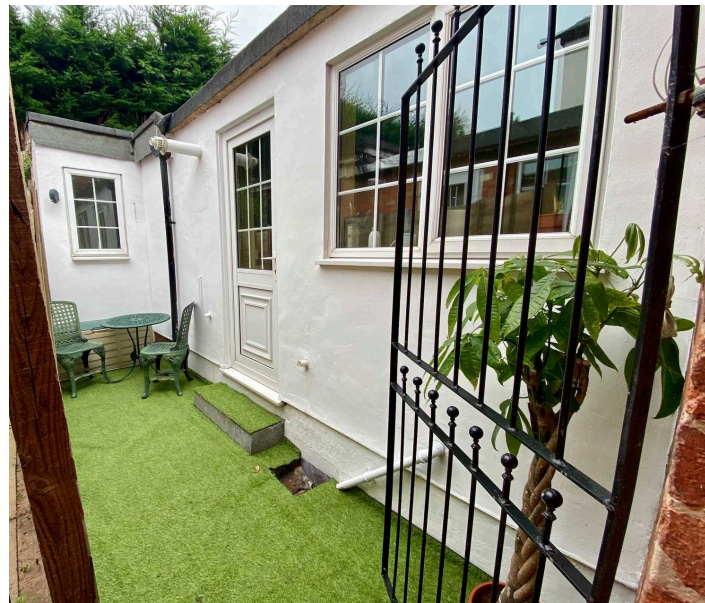
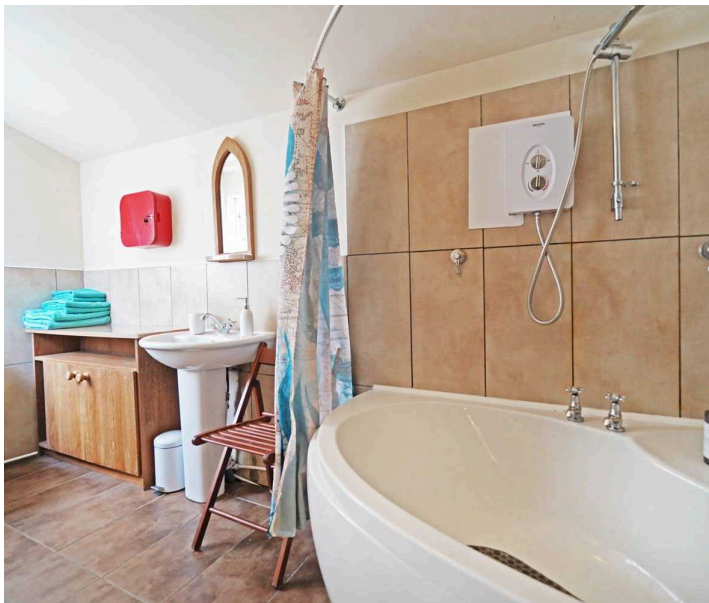
PROPERTY LOCATION

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: C

Tenure: Freehold

- Two Bedroom Cottage
- Walking Distance To Knowle Village
- Downstairs Bathroom
- Courtyard Garden
- Driveway
- Cul-De-Sac Location
- Extended Kitchen
- Ideal For First Time Buyers & Investors





PORCH

4' 7" x 3' 8" (1.40m x 1.12m)

LOUNGE

16' 10" x 12' 1" (5.13m x 3.68m)

KITCHEN

20' 7" x 8' 4" (6.27m x 2.54m)

BATHROOM

12' 0" x 4' 8" (3.66m x 1.42m)

FIRST FLOOR

LANDING

7' 1" x 4' 11" (2.16m x 1.50m)

BEDROOM ONE

13' 7" x 10' 2" (4.14m x 3.10m)

BEDROOM TWO

8' 6" x 7' 3" (2.59m x 2.21m)

TOTAL SQUARE FOOTAGE

63.4 sq.m (682 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

COURTYARD GARDEN



ITEMS INCLUDED IN THE SALE

Free standing cooker, microwave, fridge/freezer, washing machine, all carpets, curtains and blinds and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

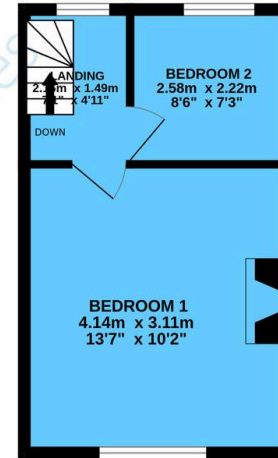
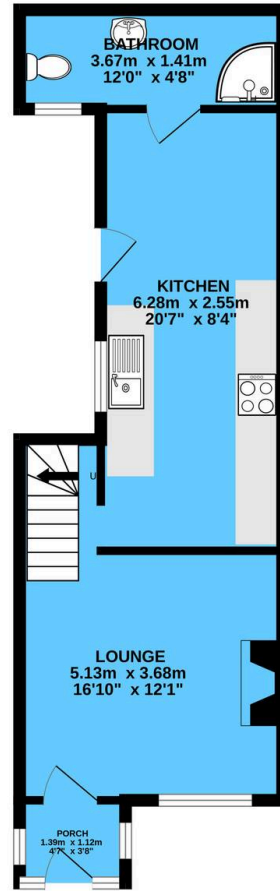
Broadband - Vodafone.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA - 63.4 sq.m. (682 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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