

1 Copstone Drive, B93 8DJ

Sale Price of £550,000

Love
Property Co.

1 Copstone Drive, Dorridge
Solihull, B93 8DJ

Tenure - Freehold
EPC Rating – D
Council Tax Band - E

Love Property Co are pleased to offer this extended three-bedroom 1086.4 sq. feet (100.9 sq. metres) detached property in a quiet cul-de-sac in a sought-after location of Dorridge and within the Arden Academy catchment area. This beautifully presented and immaculately maintained property provides a superb family home and benefits from being sold with **NO CHAIN**

A good sized driveway welcomes you, offering ample parking along with a good-sized garage that could be converted, subject to planning approval.

Upon entering the property you are greeted by a welcoming hallway leading to a downstairs lounge/Dining room, garage and kitchen

The modern breakfast kitchen has integrated appliances with space for a small table leading to the extended utility, wc and side access to the property.

On the first floor there are three good sized bedrooms with bedrooms one and two benefiting from built in wardrobes and being serviced by the well-appointed family shower room.

Additional features include a separate garage for secure parking and extra storage space.

The mainly paved private rear garden and patio area completes this homely and well-maintained property.

Must be viewed to be fully appreciated.







PROPERTY MEASUREMENTS:

KITCHEN
9' 1" x 11' 2" (2.76m x 3.41m)

UTILITY
5' 1" x 7' 10" (1.54m x 2.40m)

LOUNGE
15' 9" x 9' 11" (4.79m x 3.02m)

DINING ROOM
8' 0" x 9' 11" (2.45m x 3.02m)

WC GROUND FLOOR
3' 8" x 2' 8" (1.12m x 0.81m)

BEDROOM ONE
13' 10" x 9' 11" (4.21m x 3.02m)

BEDROOM TWO
10' 9" x 11' 2" (3.29m x 3.41m)

BEDROOM THREE
9' 1" x 9' 11" (2.76m x 3.02m)

SHOWER ROOM
5' 4" x 8' 2" (1.64m x 2.50m)

WC
5' 4" x 2' 8" (1.64m x 0.81m)

GARAGE
16' 1" x 7' 6" (4.90m x 2.28m)

TOTAL SQUARE FOOTAGE
1086.4 sq. Feet (100.9 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.









Total area: approx. 100.9 sq. metres (1086.4 sq. feet)









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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Love Property Co.