

Hintons Coppice, Knowle

Guide Price £490,000

xact HOMES







PROPERTY OVERVIEW

Nestled within a peaceful cul de sac in the heart of Knowle Village, this well presented three bedroom detached house offers an excellent opportunity for families and professionals alike, with the added advantage of potential to extend (subject to the necessary planning permissions).

The property is set behind a beautifully landscaped front garden and a block paved driveway, complemented by a full size single garage that provides ample parking and storage.

Upon entering the home, you are welcomed by a bright entrance hallway that leads to a spacious reception room at the front, featuring a charming bay window that fills the space with natural light. To the rear of the property, the open plan kitchen diner offers a versatile and sociable setting, seamlessly connecting to a conservatory that enjoys pleasant views over the garden.

The first floor accommodates three well proportioned bedrooms, each thoughtfully designed to provide comfortable living spaces, and all are serviced by a well appointed family shower room with contemporary fittings.







This property is offered to the market with the benefit of no upward chain, allowing for a straightforward and stress free purchase. Located within the prestigious Arden Academy catchment area, the home is ideally positioned for access to highly regarded local schools and amenities, making it a perfect choice for those seeking both convenience and quality of life. This delightful home combines a tranquil village setting with practical features such as a garage, driveway, and the flexibility to adapt or extend to suit your needs, presenting a rare opportunity to secure a family home in one of Knowle's most sought after locations. Early viewing is highly recommended to appreciate the full potential and charm this property has to offer.

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: E

Tenure: Freehold

- Three Bedroom, Detached House With Potential To Extend (Subject To The Necessary Planning Permissions) Located Within A Quiet Cul De Sac Of Knowle Village
- The Property Is Set Behind A Landscaped Font Garden & Block Paved Driveway Which Is Supported By A Full Size Single Garage
- The Property Is Accessed Via The Entrance Hallway & Is Comprised Of A Reception Room To The Front With A Bay Window & To The Rear Is A Kitchen Diner & A Conservatory With Views Over The Garden
- Located On The First Floor Are Three Well Proportioned Bedrooms Which Are Serviced By The Well Appointed Family Shower Room
- To The Rear Of The Property Is A Well Established Landscaped Garden Which Benefits From A Full Width Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Set Within The Prestigious Arden Academy Catchment Area



PORCH

ENTRANCE HALLWAY

WC

RECEPTION ROOM
12' 4" x 14' 1" (3.75m x 4.29m)

KITCHEN DINER
15' 8" x 10' 2" (4.77m x 3.11m)

CONSERVATORY
7' 3" x 10' 4" (2.22m x 3.15m)

INTEGRAL GARAGE
8' 2" x 17' 8" (2.49m x 5.39m)

FIRST FLOOR

BEDROOM ONE
8' 6" x 14' 2" (2.59m x 4.32m)

BEDROOM TWO
9' 2" x 10' 2" (2.79m x 3.10m)

BEDROOM THREE
7' 3" x 9' 6" (2.21m x 2.89m)

SHOWER ROOM
6' 5" x 5' 4" (1.95m x 1.62m)

TOTAL SQUARE FOOTAGE
99.0 sq.m (1063 sq.ft) approx.

OUTSIDE THE PROPERTY

BLOCK PAVED DRIVEWAY



LANDSCAPED GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Greenhouse and All carpets, curtains and light fittings.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – ADSL copper wire. Loft space – Part boarded.

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.

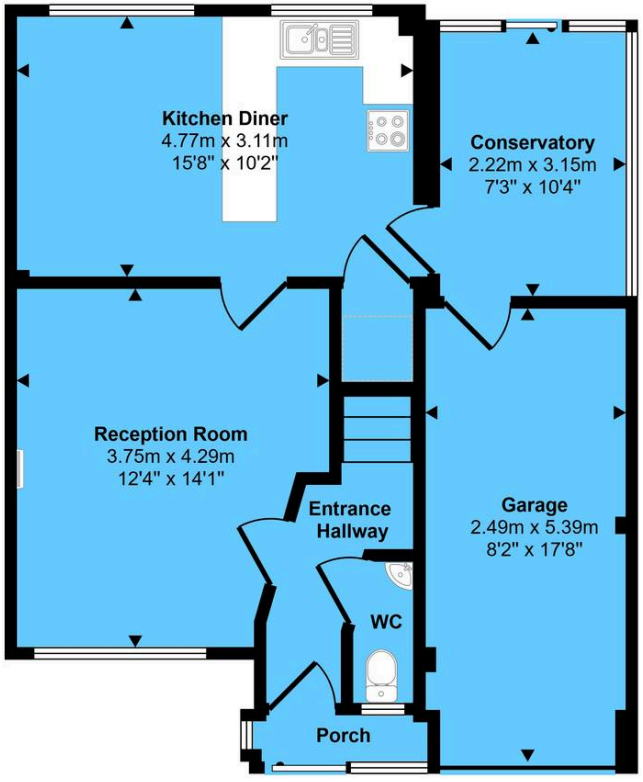




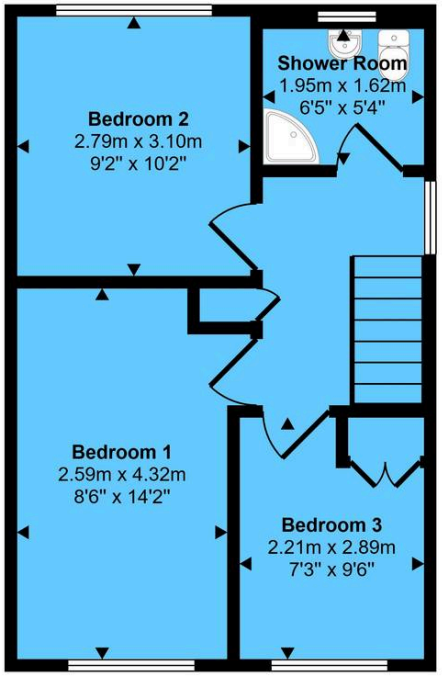




Approx Gross Internal Area
99 sq m / 1063 sq ft



Ground Floor
Approx 61 sq m / 660 sq ft



First Floor
Approx 37 sq m / 403 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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