



smarthomes

## Coppice Drive

Acocks Green, Birmingham, B27 7NQ

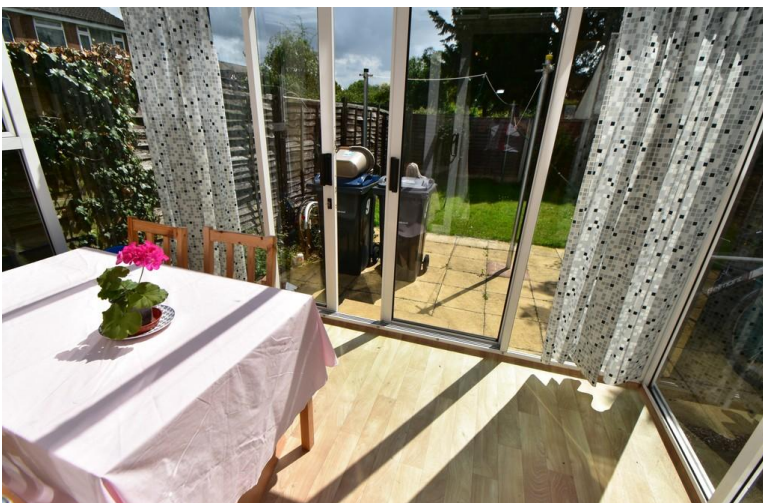
- A Mid Terrace Property
- Three Good Size Bedrooms
- Lounge Diner
- Conservatory

**£209,950**

EPC Rating '67'







## Property Description

The property is set back from the road behind a lawned fore garden and driveway providing off road parking extending to garage door, external light and UPVC double glazed sliding door leading into

### Enclosed Porch

With lighting, cupboard housing Worcester Bosch central heating boiler and UPVC obscure double glazed door leading through to

### Entrance Hallway

With radiator, ceiling light point, stairs leading to the first floor accommodation, laminate flooring, useful storage cupboard and doors leading off to





### **Guest WC**

With obscure double glazed window to front, low flush WC, pedestal wash hand basin, radiator, laminate flooring and ceiling light point

### **Kitchen to Rear**

13' 1" x 5' 10" (4m x 1.8m) Being fitted with a range of high gloss wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine, integrated fridge, useful pantry, double glazed door and window to rear, radiator and spot lights to ceiling



### **Lounge Diner**

16' 0" x 10' 5" (4.9m x 3.2m) With laminate flooring, electric fire with wooden surround, radiator, ceiling light point and UPVC double glazed sliding patio door leading into



### **Conservatory**

9' 6" x 5' 6" (2.9m x 1.7m) With glazed roof and double glazed patio doors leading out to the rear garden

### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, loft access and doors leading off to

#### **Bedroom One to Rear**

13' 1" x 9' 10" (4m x 3m) With double glazed window to rear elevation, radiator, wall lighting and ceiling light point



#### **Bedroom Two to Front**

11' 1" x 9' 10" (3.4m x 3.0m) With double glazed window to front elevation, radiator and ceiling light point



### Bedroom Three to Rear

10' 2" x 6' 6" (3.1m x 2.0m) With double glazed window to rear elevation, radiator and ceiling light point

### Family Bathroom to Front

7' 10" x 6' 2" (2.4m x 1.9m) Being fitted with a three piece suite comprising panelled bath with Triton electric shower over, low flush WC and vanity wash hand basin, obscure double glazed window to front, tiling to water prone areas, radiator, wood effect flooring, useful airing cupboard and ceiling light point



### Rear Garden

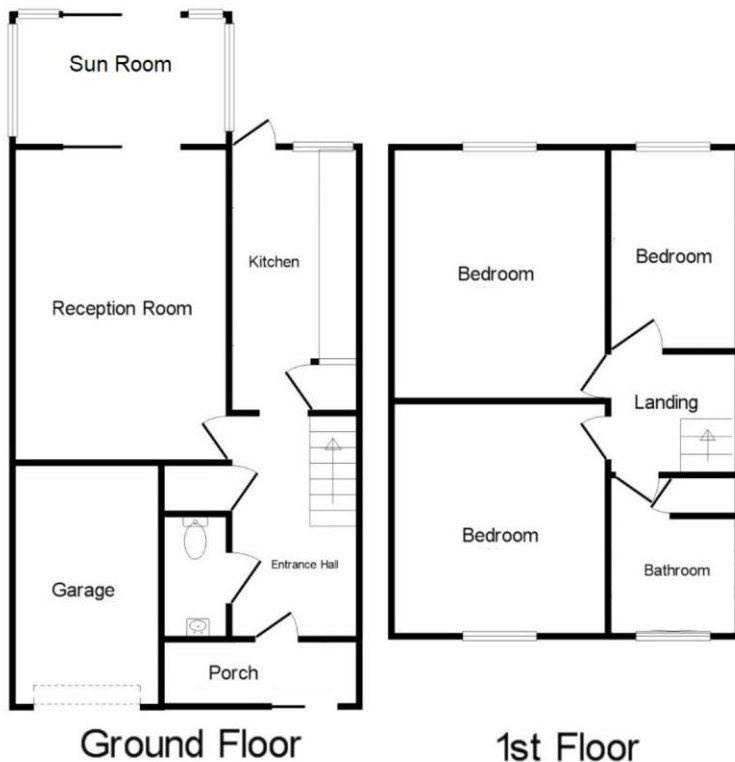
Being mainly laid to lawn with paved patio, rear gate access and fencing to boundaries

### Garage

15' 1" x 7' 2" (4.6m x 2.2m) With electric metal roller shutter door to driveway

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC