



smarthomes



- A Beautifully Presented & Extended Semi Detached Property
- Three Good Size Bedrooms
- Re-Fitted Family Breakfast Kitchen
- Utility Room & Guest W.C

Coppice Road, Solihull, West Midlands, B92 9JY

A beautifully presented & extended semi-detached property occupying a generous plot situated in a cul-de-sac location. Offering accommodation comprising a lounge, dining room, re-fitted family breakfast kitchen, utility room, guest W.C, three good size bedrooms, family bathroom, separate W.C, landscaped rear garden, side garage and off road parking

£400,000

EPC Rating - C

Current Council Tax Band - D



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking with a laid lawn area to side, planted shrub borders and a storm porch with courtesy door to garage and a composite double glazed door leading into



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and glazed door leading off to



Lounge to Front

15' 10" x 10' 8" (4.83m x 3.25m) With UPVC double glazed bow window to front elevation, wall mounted radiator, ceiling light point, Adam style fireplace with marble effect hearth and living flame effect electric fire and glazed double doors leading into



Dining Room to Rear

11' 4" x 8' 7" (3.45m x 2.62m) With a UPVC double glazed window to rear elevation, radiator, ceiling light point and door to



Extended & Re-Fitted Breakfast Kitchen

16' 2" max x 14' 8" max (4.93m max x 4.47m max) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding gas cooker, space and plumbing for dishwasher, under stairs storage cupboard, tiling to splash back areas, engineered wood flooring, radiator, ceiling light points, UPVC double glazed window to the rear aspect, feature arched window to side, UPVC double glazed patio doors to rear garden and door to

Utility Room

13' 1" x 4' 7" (3.99m x 1.4m) Fitted with a range of base units with a work surface over incorporating a sink and drainer unit. Space and plumbing for washing machine and tumble dryer, double glazed stable style door to rear, tiling to splash back area and floor, central heating radiator, ceiling light point, wall mounted gas central heating boiler, courtesy door to garage and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and vanity wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor and ceiling light point

Landing

With ceiling light point, airing cupboard, double glazed window to side and doors leading off to

Bedroom One to Front

13' 10" x 8' 5" (4.22m x 2.57m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 11" x 8' 4" (3.63m x 2.54m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

11' 5" max x 8' max (3.48m max x 2.44m max) With double glazed window to front elevation, built in storage cupboard, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen and a pedestal wash hand basin. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Separate W.C

With a white low flush W.C, obscure UPVC double glazed window to side, tiling to floor and ceiling light point

Landscaped Rear Garden


Being mainly laid to lawn with block paved patio and pathways, planted shrub borders, cold water tap, greenhouse and hedging and panelled fencing to boundaries

Garage

18' 1" x 7' 10" (5.51m x 2.39m) Located at the side of the property with an up and over door for vehicular access, ceiling light point and courtesy doors to utility room and property frontage

Tenure

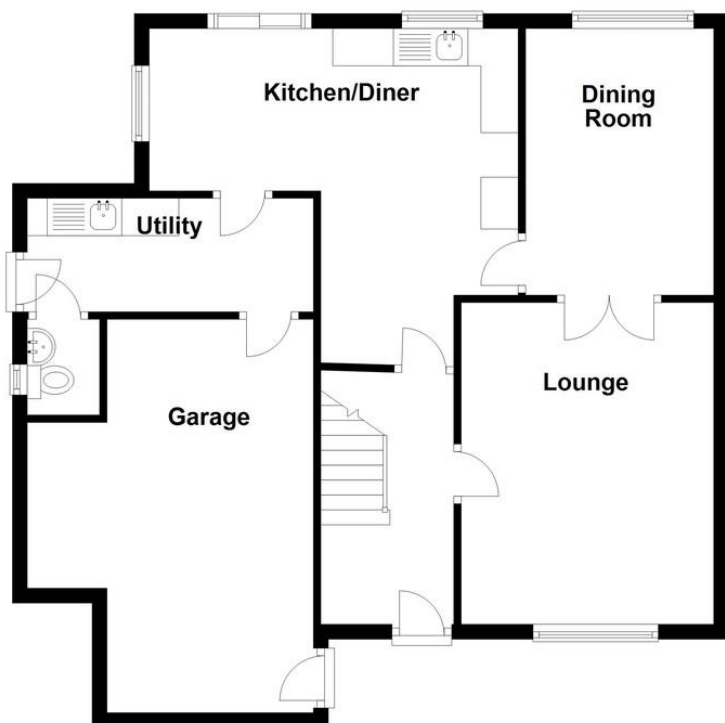
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



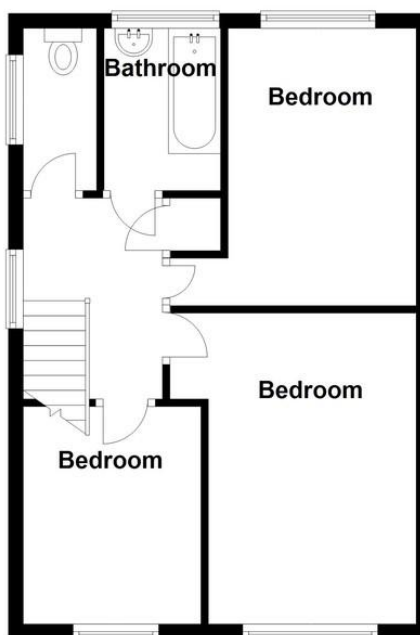
Ground Floor

Approx. 72.6 sq. metres (781.3 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 114.7 sq. metres (1234.3 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.