



Cophams Close, Solihull

Guide Price £240,000







## PROPERTY OVERVIEW

Introducing this charming two bedroom end terrace house, nestled in a tranquil cul-de-sac in the sought-after location of Solihull. This well-presented property offers an excellent opportunity for first-time buyers or savvy investors seeking a sturdy investment.

Upon entering the home, you are greeted by a generously sized living room boasting a lovely feature fireplace, creating a cosy ambience. Adjacent to the living room is an open plan breakfast kitchen, allowing for seamless interaction and entertaining. The kitchen flows effortlessly into a bright conservatory, which permits an abundance of natural light to flood the space, and provides a pleasing transition to the rear garden.



The principal bedroom, complete with fitted wardrobes, provides ample storage while the second bedroom can comfortably accommodate a double bed with a family bathroom serving both bedrooms.

Outside, the low maintenance patio rear garden is an ideal spot to unwind and enjoy al fresco dining during the warm summer months.





With its enticing features and appealing location, this property is sure to attract considerable interest. Viewing is highly recommended to fully appreciate all that this remarkable home has to offer.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: B

Tenure: Freehold







- Two Bedroom End-Terrace Property
- Set Within A Quiet Cul-De-Sac In Solihull
- Ideal For First Time Buyers Or Investors
- Living Room
- Open Plan Breakfast Kitchen
- Two Double Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Off Road Parking

#### **PORCH**

#### **LIVING ROOM**

14' 8" x 13' 3" (4.47m x 4.05m)

#### **BREAKFAST KITCHEN**

14' 7" x 8' 11" (4.45m x 2.72m)

#### **CONSERVATORY**

10' 6" x 9' 1" (3.20m x 2.77m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

11' 7" x 11' 4" (3.52m x 3.46m)

#### **BEDROOM TWO**

11' 9" x 7' 1" (3.58m x 2.15m)

#### **FAMILY BATHROOM**

7' 3" x 5' 6" (2.21m x 1.68m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 74.0 sq.m. = 797 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **REAR GARDEN**





#### **ITEMS INCLUDED IN SALE**

Logik integrated oven, Beko integrated hob, Hotpoint extractor, Electra fridge, Beko freezer, washing machine, all carpets, all curtains, all blinds and all light fittings.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - with lighting.

#### **MONEY LAUNDERING REGULATIONS**

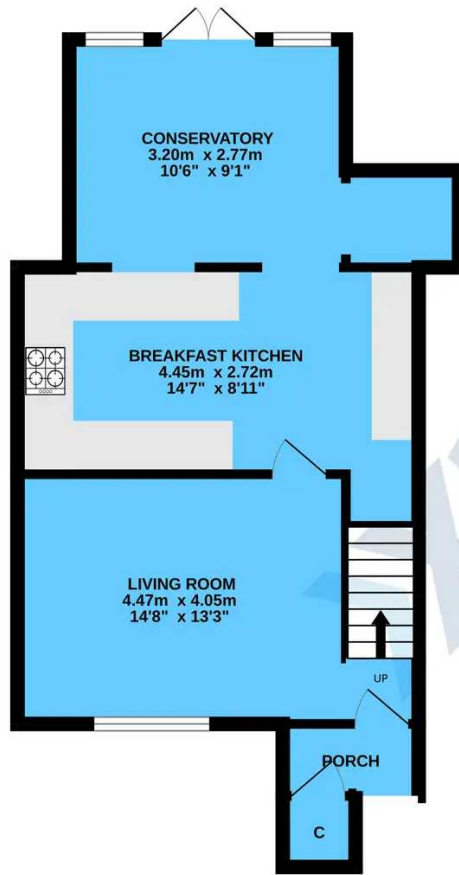
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



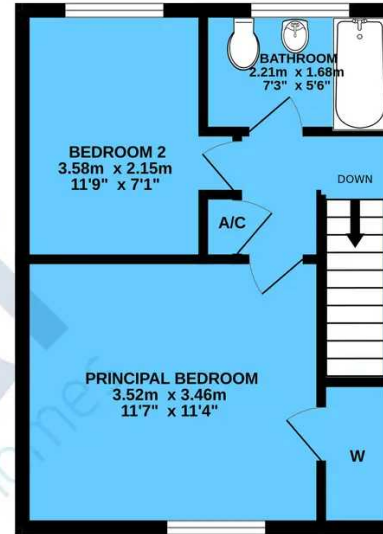




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 74.0 sq.m. (797 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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