



## Tudor Coppice, Solihull

Offers Over £180,000



# Tudor Coppice

Solihull | B91

## PROPERTY OVERVIEW

Situated within easy walking distance to Solihull town centre, a fantastic opportunity to purchase this one bedroom second floor apartment which must be viewed internally to be appreciated.

This property would be ideal for a first time purchaser, benefits from electric heating and has the added attraction of an allocated parking space. The accommodation briefly comprises of: communal entrance hall and staircase, reception hall, living / dining room, fitted kitchen, bedroom, bathroom and allocated parking. This property is located within a less than ten minute walk to Solihull Railway Station and is next to Tudor Grange park.

Council Tax band: C

Tenure: Leasehold

- Second Floor Apartment
- Walking Distance To Solihull Town Centre
- Immaculately Maintained
- Communal Entrance Hall
- Reception Hall
- Living / Dining Room
- Fitted Kitchen
- Bedroom
- Allocated Parking





## 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.

## ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom and all light fittings.

## ADDITIONAL INFORMATION

Services - electricity and mains sewers. Broadband - Plus Net. Service charge - £1,300.00 (pa). Ground rent - £294.00 (pa).

## 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.





## **SECOND FLOOR**

**COMMUNAL ENTRANCE HALL AND STAIRCASE**

**RECEPTION HALL**

**LIVING / DINING ROOM**

16' 4" x 12' 6" (4.98m x 3.81m)

**KITCHEN**

7' 7" x 7' 1" (2.32m x 2.15m)

**BEDROOM**

14' 5" x 10' 2" (4.40m x 3.10m)

**BATHROOM**

10' 2" x 7' 3" (3.11m x 2.22m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 46.0 sq.m. = 495 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED PARKING**

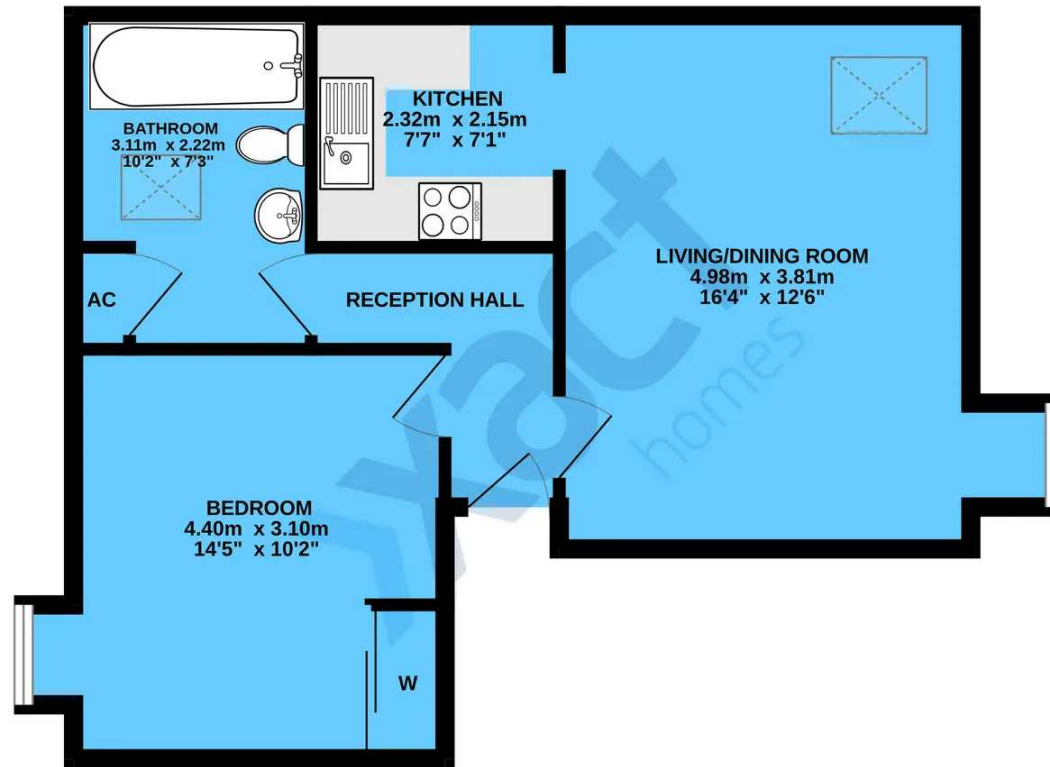


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>80</b>	<b>84</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>2</b>	<b>2</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## 2ND FLOOR



TOTAL FLOOR AREA : 46.0 sq.m. (495 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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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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