



smarthomes

## Coppice Drive

Acocks Green, Birmingham, B27 7NQ

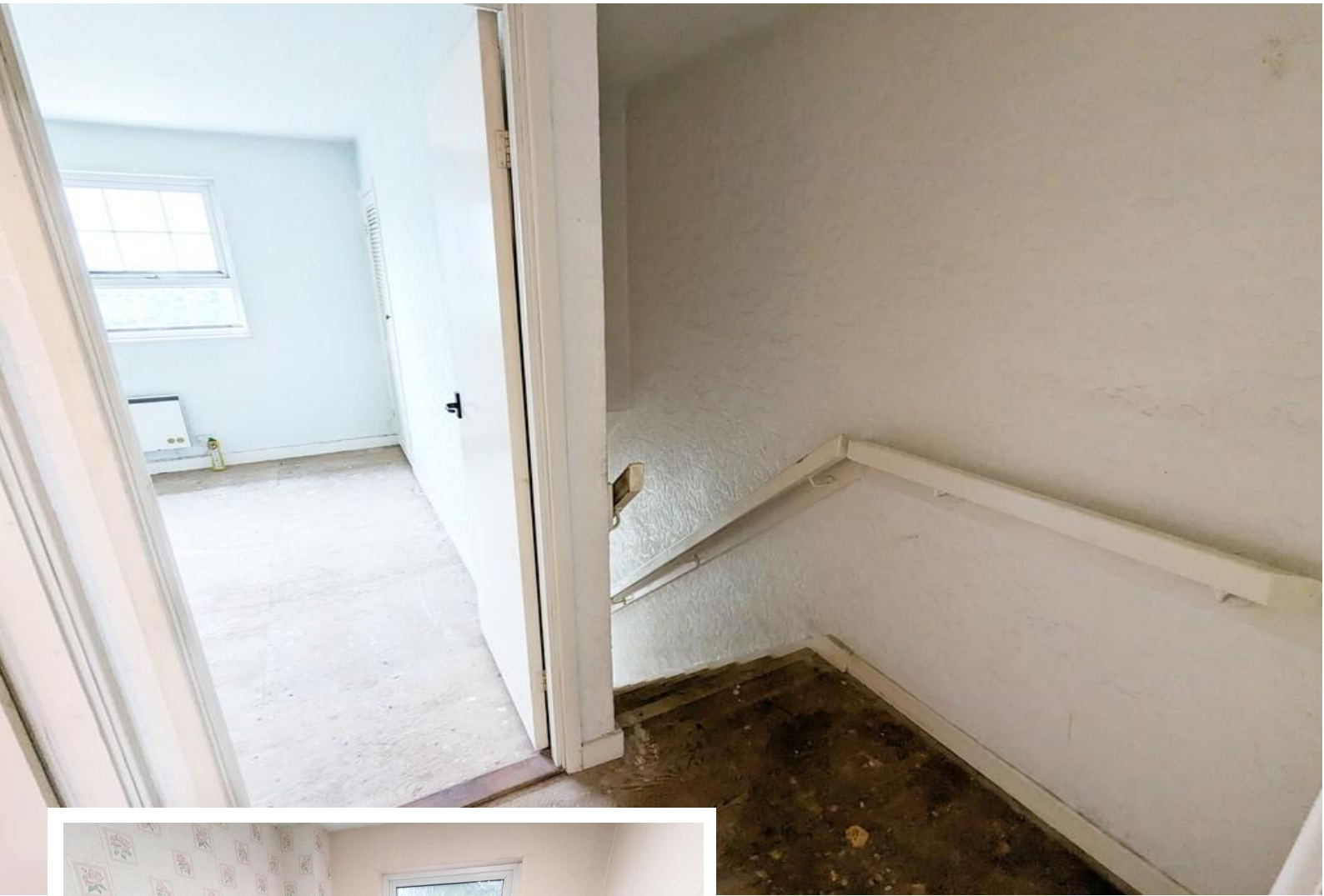
- An End Terraced Property
- Requiring Complete Modernisation
- Two Bedrooms
- Kitchen

**£185,000**

EPC Rating - 58

Current Council Tax Band - B





## Property Description

The property is situated in a cul-de-sac location and access is gained via a shared pathway leading to

### Extended Porch

With further glazed door to a lobby, stairs to the first floor and door leading into

### Lounge to Front

14' 10" (max) x 13' 10" (max) (4.52m x 4.22m) With double glazed window to front elevation, under stairs storage cupboard, ceiling light point, night storage heater and glazed door to



### **Kitchen to Rear**

13' 11" x 10' 7" (4.24m x 3.23m) Being fitted with floor and wall mounted units with work surfaces over, sink and drainer unit, space for domestic appliances, tiling to splash prone areas, two ceiling lights, electric panel heater, double glazed window to rear and door leading out to the rear garden



### **Accommodation On The First Floor**

#### **Landing**

With ceiling light point, loft hatch, cupboard housing the hot water tank and doors leading off to

#### **Bedroom One to Front**

10' 7" x 12' 3" (3.23m x 3.73m) With double glazed window to front elevation, electric panel heater, ceiling light point and louvred door giving access to over stairs storage cupboard



#### **Bedroom Two to Rear**

13' 2" x 7' 3" (4.01m x 2.21m) With double glazed window to rear elevation, electric panel heater and ceiling light point



#### **Bathroom to Rear**

6' 3" x 8' 9" (1.91m x 2.67m) Having a panelled bath, wall hung wash hand basin, low flush WC, electric towel rail, high level heater, ceiling light, tiling to splash prone areas and obscure double glazed window to rear,

## Rear Garden

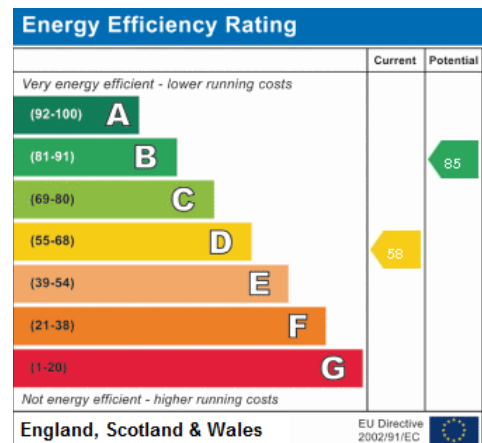
Being mainly laid to lawn with patio area, having hedging and fencing, side passage giving access to the front of the property and gate to rear leading to garage.

## Tenure

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



Total area: approx. 65.1 sq. metres (701.2 sq. feet)



316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)  
0121 744 4144

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.