



20 COPPICE CLOSE, DOVE HOUSE LANE, SOLIHULL, B91 2ED
PURCHASE PRICE £749,950





PROPERTY OVERVIEW

A rare opportunity to purchase this superb totally refurbished penthouse apartment overlooking Olton Golf Course. The apartment has been refurbished to an extremely high standard, benefits from underfloor heating throughout and has the added attractions of a south facing balcony, open plan lounge/dining/kitchen and two luxury ensuite shower rooms. This penthouse apartment is accessed via secure gates with intercom system, ample parking bays with a pedestrian gateway giving access to Olton Golf Course. The accommodation briefly comprises of:- communal entrance hall with lift, impressive reception hall, open plan lounge/dining/kitchen, laundry/utility room, two generous sized bedrooms with dressing areas and luxury fitted ensuite shower rooms, guest cloakroom and south facing balcony. In more detail the property affords:-

ACCOMMODATION ON THE TOP FLOOR

Approached via the communal entrance hall with lift.

APARTMENT NO 20

With front door giving access through to:-

IMPRESSIVE RECEPTION HALL

12' 0" x 13' 8" (3.68m x 4.17m) With feature electric window roof lantern with LED feature, polished porcelain tiled floor and up stands, hard wiring for Bang & Olufsen surround sound, feature tiled wall, walkway lights and feature walnut contemporary doors leading to:-

CLOAKROOM

6' 5" x 5' 1" (1.96m x 1.57m) This being of good size with shelving and ceiling light point.

LOUNGE/DINING ROOM

26' 8" x 16' 11" (8.13m x 5.18m) With double aspect windows fitted with American style shutters, double glazed sliding patio doors with integrated remote controlled electric



blinds leading out onto a private balcony, polished porcelain tiled floor and up stands, feature stone walls, feature inset LED down lighters and open aspect leading through to:-

CONTEMPORARY KITCHEN

24' 2" x 9' 10" (7.37m x 3.02m) Having a range of luxury high gloss vanilla units comprising of an inset Blanco stainless steel sink unit, feature hot tap, a range of base and wall cupboards, Corian work surface, fitted Bosch appliances including a five ring hob with central wok burner set with extractor hood and combination light over, integrated microwave, digital oven, plate warmer, two integrated fridge/freezers, integrated dishwasher, a range of soft close pan drawers, polished porcelain tiled floor, bespoke American style shutters to the front elevation, Corian window sill, hard wiring for surround sound and feature door leading to:-

LAUNDRY/UTILITY ROOM

With Corian work surface, bespoke shutters to the window, Corian window sill, inset Blanco sink unit with mixer tap over, plumbing for a washing machine and dishwasher, and door leading to airing cupboard and walk in services with Vaillant central heating boiler and Ariston header tank and pressure tank.

MASTER BEDROOM

21' 3" x 14' 0" (6.48m x 4.29m) Being of a substantial size, having a feature doorway, leather effect bespoke dressing table with doors, bespoke shutters, Corian window sill, sliding patio doors leading out onto a balcony with integrated remote controlled electric blinds, inset LED down lighters, polished porcelain tiled floor with up stands and leading to:-

DRESSING AREA

With bespoke storage, feature lighting and leading to:-



WALK IN WARDROBE/BEDROOM THREE

12' 9" x 15' 1" (3.89m x 4.60m) With bespoke shutters to the rear, Corian window sill, fitted leather effect open wardrobes with ample storage, hanging rails and drawers, work station with additional desk area, bespoke storage and shelving, hard wiring for surround sound and LED down lighters.

BOUTIQUE STYLE ENSUITE SHOWER ROOM

9' 10" x 7' 6" (3.00m x 2.29m) Having a walk in Corian double shower with overhead monsoon soaker, Porcelanosa







fitments, stone effect tiled floor with floor drain, floating wc, vanity Corian wash basin with Corian surfaces and window sill, wall mounted vanity mirror and bespoke shutters to windows.

VIEWING

Via Xact Homes on 0121 712 6222.

BEDROOM TWO

15' 5" x 10' 11" (4.70m x 3.33m) With bespoke shutters, Corian window sill, polished porcelain tiled floor and up stands, inset down lighters, built in double wardrobes, leather effect feature wall with bedside tables with power and USB chargers and leading to:-

COUNCIL TAX

Please refer to www.voa.gov.uk or phone 0121 704 6000.

WALK IN WARDROBE

With ample double hanging rails and inset downlighters, feature lighting and door leading to:-

LUXURY ENSUITE BATHROOM

9' 6" x 8' 7" (2.90m x 2.64m) With feature Corian wash basin with Corian tops, floating wc, walk in shower area with complementary tiling, overhead monsoon soaker and Porcelanosa shower and inset ceiling down lighters.

GUEST CLOAKROOM

With low flush wc, Corian storage, built in storage cupboard, polished porcelain tiled floor and leading to a coms cupboard with sky box ad category 6 data cable to all rooms.

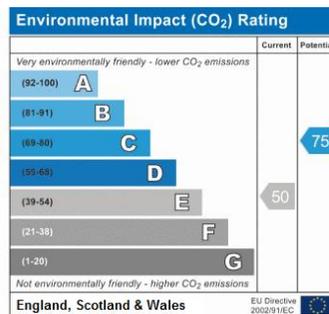
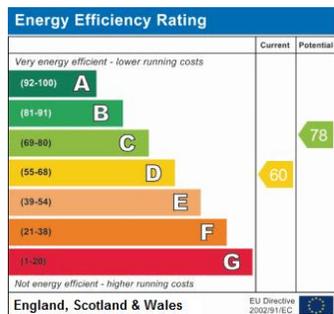
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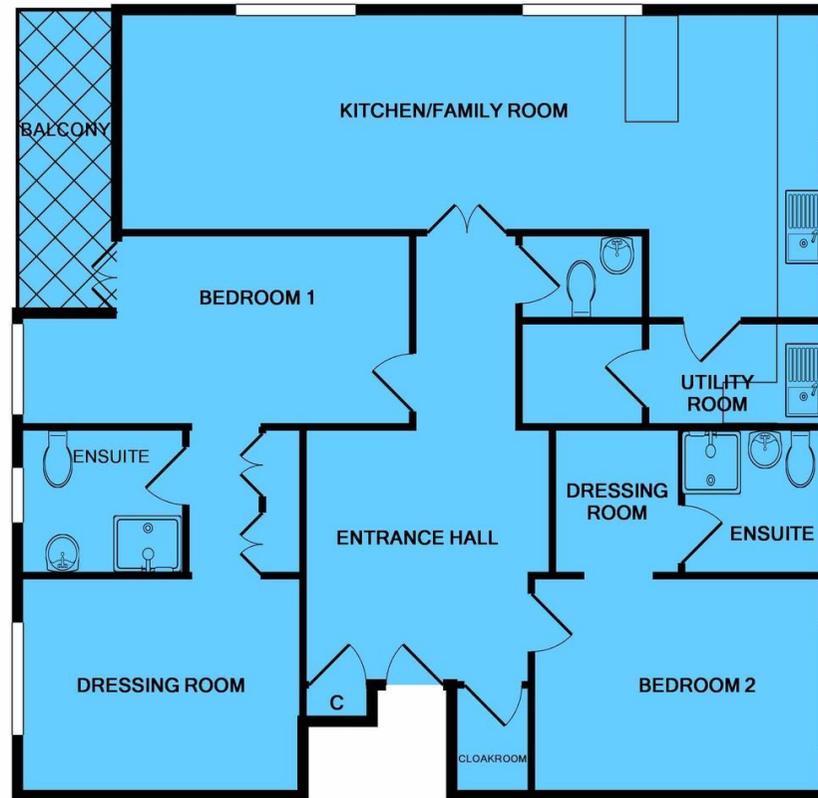
PRIVATE BALCONY

With superb views overlooking Olton Golf Course with a south facing aspect.

TENURE

Leasehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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