



55 TUDOR COPPICE, SOLIHULL, B91 3DE  
PURCHASE PRICE £375,000







## PROPERTY OVERVIEW

Situated in a quiet cul de sac location, an ideal opportunity to purchase this impressive three storey semi detached within easy walking distance of Solihull town centre. This property stands within the Tudor Grange Academy catchment, is offered to the market with no upward chain, benefits from UPVC double glazing, gas central heating and has the added attraction of a westerly facing rear garden. The accommodation briefly comprises of:- canopy porch, entrance hall, guest cloakroom, fitted kitchen, lounge/dining room, three double bed rooms, ensuite shower room, dressing room, family bathroom, garage and rear garden. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the tarmac driveway with paved footpath and lawned foregarden.

## CANOPY PORCH

With front door giving access through to:-

## ENTRANCE HALL

With central heating radiator, power points, staircase to the first floor, useful cloak cupboard and leading to:-

## GUEST CLOAKROOM

With low flush wc, vanity wash basin with cupboard beneath and tiled splashback, UPVC obscure glazed window and central heating radiator.

## FITTED KITCHEN

12' 9" x 6' 2" (3.89m x 1.89m) Having an inset one and a half bowl sink unit with side drainer, cupboard beneath, a range of base and wall cupboards, fitted appliances including a four ring gas hob with oven beneath and extractor hood over, plumbing for a dishwasher and washing machine, integrated fridge/freezer, complementary wall tiles, tiled floor, central heating radiator, wall mounted gas central



heating boiler concealed in a wall cupboard, UPVC double glazed window and power points.

#### LOUNGE/DINING ROOM

17' 0" x 13' 3" (5.20m x 4.05m) (max) Having a feature fireplace incorporating an electric fire, TV point, power points, UPVC double glazed windows with double opening French doors leading out to the rear garden, central heating radiator and useful storage cupboard.

#### FIRST FLOOR

Approached via the staircase from the entrance hall.

#### LANDING

With spindled staircase to the second floor, central heating radiator, power points and leading to:-

#### BEDROOM TWO (REAR)

11' 6" x 11' 5" (3.52m x 3.49m) Having an extensive range of fitted wardrobes, central heating radiator, UPVC double glazed window and power points.

#### BEDROOM THREE (FRONT)

11' 2" x 10' 11" (3.42m x 3.34m) (max) Extensive range of fitted wardrobes, central heating radiator, UPVC double glazed window and power points.

#### BATHROOM

Being part tiled, comprising of a panelled bath with mixer tap and shower attachment, vanity wash basin with cupboard beneath and shelves to the side, low flush wc, central heating radiator, electric shaver point and UPVC obscure glazed window.

#### SECOND FLOOR

Approached via the staircase from the first floor and leading to:-



#### MASTER BEDROOM

14' 3" x 13' 3" (4.35m x 4.05m) Having two double glazed windows, power points, double central heating radiator, TV point, airing cupboard and leading to:-

#### DRESSING ROOM

10' 3" x 6' 4" (3.14m x 1.94m) With two built in double wardrobes, central heating radiator, Velux roof light, power points and leading to:-







ENSUITE SHOWER ROOM

Having a separate double shower cubicle with power shower, vanity wash basin with cupboard beneath, low flush wc, central heating radiator, electric shaver point and Velux roof light.

OUTSIDE

SINGLE GARAGE

Situated at the side of the property with up and over door to the front and courtesy door leading out to the rear.

REAR GARDEN

The property enjoys a westerly facing rear garden, having a paved patio, mainly lawn and established trees.

TENURE

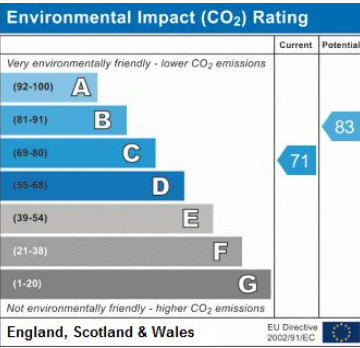
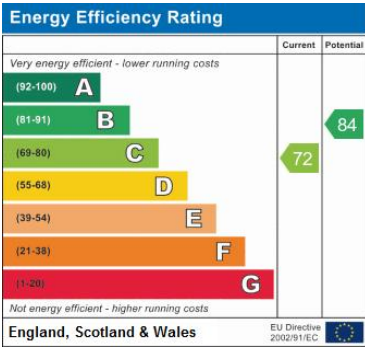
Leasehold with approx. 250 years left on the lease and ground rent of £60 per annum.

VIEWING

Via Xact Homes on 0121 712 6222.

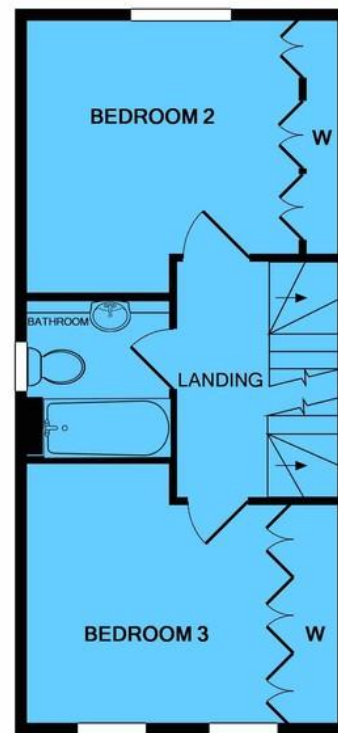
COUNCIL TAX

Council Tax Band E





GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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