



smarthomes



- A Delightful Spacious Ground Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- Beautifully Manicured Communal Gardens

Coppice Close, Dove House Lane, Solihull, B91 2ED

A delightful spacious ground floor apartment situated within a sought after gated development and benefiting from no upward chain. Offering accommodation comprising a spacious lounge with direct access to patio and communal gardens, fitted breakfast kitchen, two double bedrooms, en-suite shower room, family shower room, garage en-bloc, residents parking and mature beautifully manicured communal gardens with views over Olton golf course

£325,000

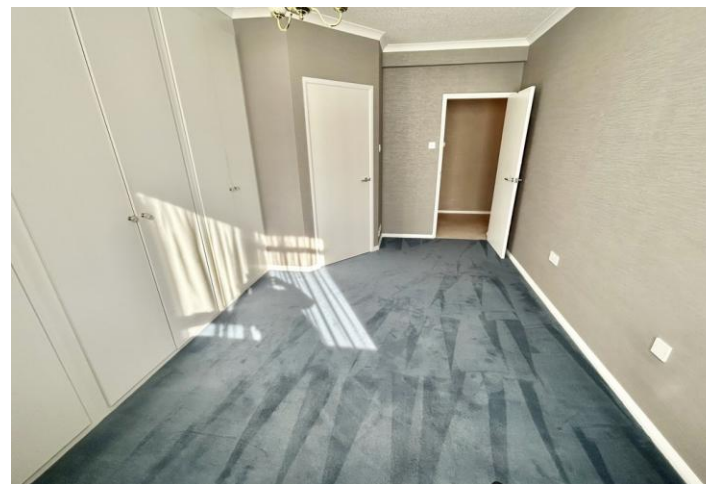
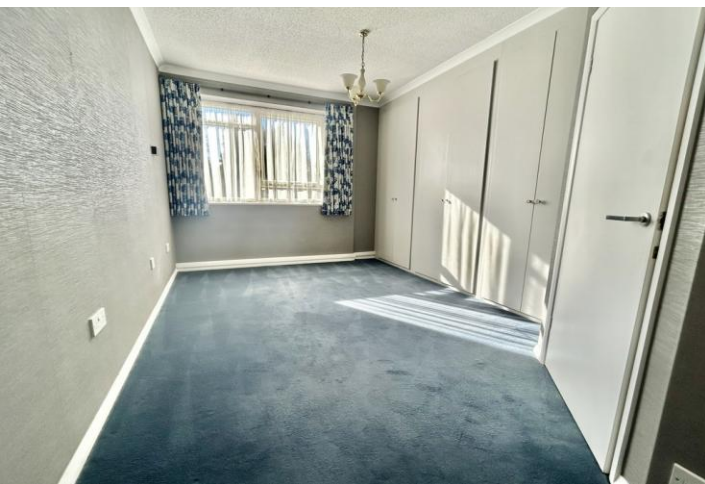
EPC Rating - 65

Current Council Tax Band - D



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.





The property is set back from the road behind a tree lined frontage and is accessed via wrought iron gates leading to the residents car park. A secure communal entrance door leads into a welcoming communal hallway and a further private front door leads into

Spacious Entrance Hallway

With two ceiling light points, useful storage cupboards, under floor heating and obscure glazed double doors leading off to

Spacious Lounge

20' 8" x 15' (6.3m x 4.57m) With under floor heating, stone fireplace with electric fire, two ceiling light points, full width UPVC double glazed picture windows overlooking communal gardens and a UPVC double glazed door leading to private patio



Fitted Breakfast Kitchen

13' 1" x 9' (3.99m x 2.74m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, space and plumbing for washing machine, breakfast bar, tiling to splash back areas and floor with under floor heating, two ceiling light points and a double glazed window

Bedroom One

14' 9" x 11' 0" into wardrobe (4.5m x 3.35m into wardrobe) With double glazed window, wall to wall fitted wardrobes, ceiling light point, under floor heating and door to

En-Suite Shower Room

Being fitted with a white suite comprising of a corner shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Tiling to full height, under floor heating and ceiling spot lights

Bedroom Two

12' 1" x 8' 11" (3.68m x 2.72m) With double glazed window, fitted double wardrobe, under floor heating and ceiling light point

Family Shower Room

Being fitted with a white suite comprising of a shower enclosure with electric shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, under floor heating, ceiling light point and an obscure double glazed window

Beautifully Manicured Gardens

Being mainly laid to lawn with well stocked shrub borders, seating areas and delightful views over Olton golf course being accessed via a courtesy gate

Garage En-Bloc

With an automated up and over door for vehicular access

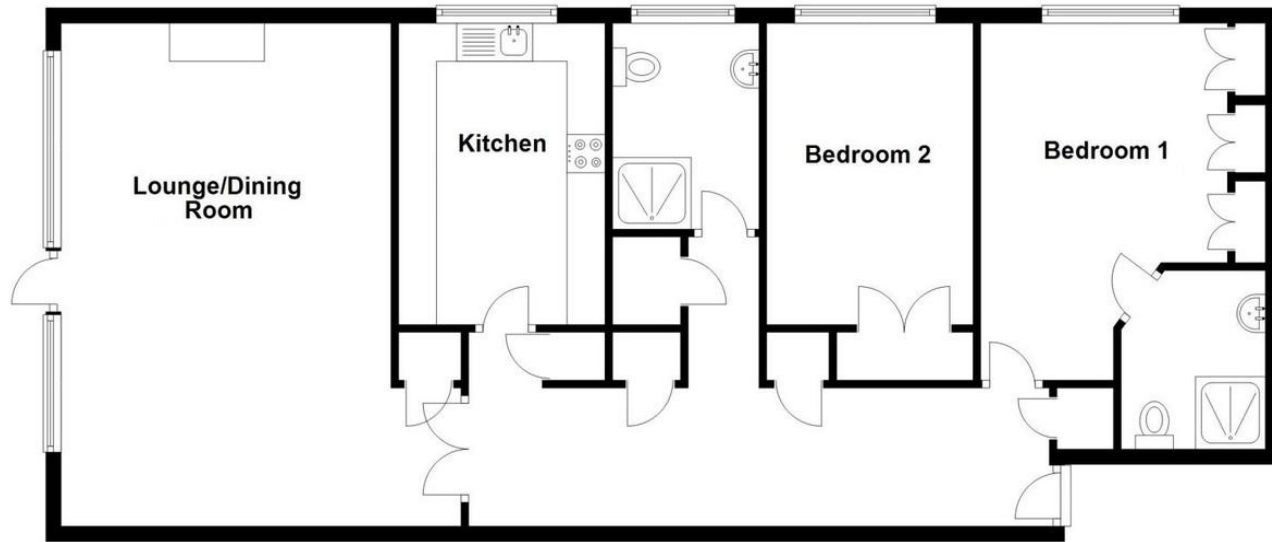
Tenure

We are advised by the vendor that the property is leasehold with approx. 142 years remaining on the lease, a service charge of approx. £2,200 per annum and no ground rent payable but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 85 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |





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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 are 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.