



smarthomes

Elmdon Coppice

Solihull

- A Very Well Presented Three Bedroom Family Home
- Luxury Re-Fitted En-Suite Shower Room & Family Bathroom
- Private Landscaped Rear Garden
- Spacious Lounge & Superb Orangery

£600,000

Current EPC Rating - B
Current Council Tax Band - F





Property Description

A very well presented and extended detached family home situated in a discreet cul-de-sac location. The property benefits from owned solar panels and offers accommodation comprising a spacious lounge, L shaped kitchen/diner, full width orangery, guest W.C, studio/home office, master bedroom with re-fitted en-suite shower room, three further bedrooms, re-fitted family bathroom, landscaped rear garden, side garage and driveway parking with two EV charger points

Damson Parkway is situated in a popular location with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. There is easy access to Solihull Town Centre where there is an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis Department Store. There are local shops situated on Yew Tree Lane and Damson Lane and there are well regarded schools in the area, the property currently falls within Lode Heath Senior School "part of the Arden Multi-Academy Trust" catchment



Rooms & Measurements

Guest W.C 1.5m x 1.3m (4'11" x 4'3")

Spacious Lounge to Front 5m x 3.5m (16'4" x 11'5")

Kitchen Area 5.9m x 2.9m (19'4" x 9'6")

Studio/Home Office 3.5m x 2.3m (11'5" x 7'6")

Full Width Orangery 6.7m x 3.8m (21'11" x 12'5")

Bedroom One to Front 4m x 3.5m (13'1" x 11'5")

Re-Fitted En-Suite Shower Room to Front 3.7m x 1.8m (12'1" x 5'10")

Bedroom Two to Rear 3.6m x 2.4m (11'9" x 7'10")

Bedroom Three to Rear 2.6m x 2m (8'6" x 6'6")

Bedroom Four to Rear 3m x 2.7m (9'10" x 8'10")

Re-Fitted Family Bathroom to Side 2.7m x 1.9m (8'10" x 6'2")

Tenure

We are advised by the vendor that the property is freehold. 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 – F



Total area: approx. 179.9 sq. metres (1936.7 sq. feet)

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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.