



27 Cophams Close, Solihull, B92 9JJ  barks.stops.tribes
£250,000

Overview

27 Cophams Close is a 2 bedroom, modern style townhouse residence, having been thoughtfully and extensively refurbished in full, by the current owner. Presented to a high standard throughout in this peaceful, highly popular residential area, this impressive starter-home demands an early internal viewing to fully appreciate the well-proportioned accommodation on offer, which also benefits from immediate vacant possession and no upward chain.

Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Borough Council - Tax Band B

Services

Mains gas, electricity, water, drainage and sewerage. According to OFCOM the maximum download/upload speeds are 1000 Mbps and 1000 Mbps respectively for this property.

Key Features

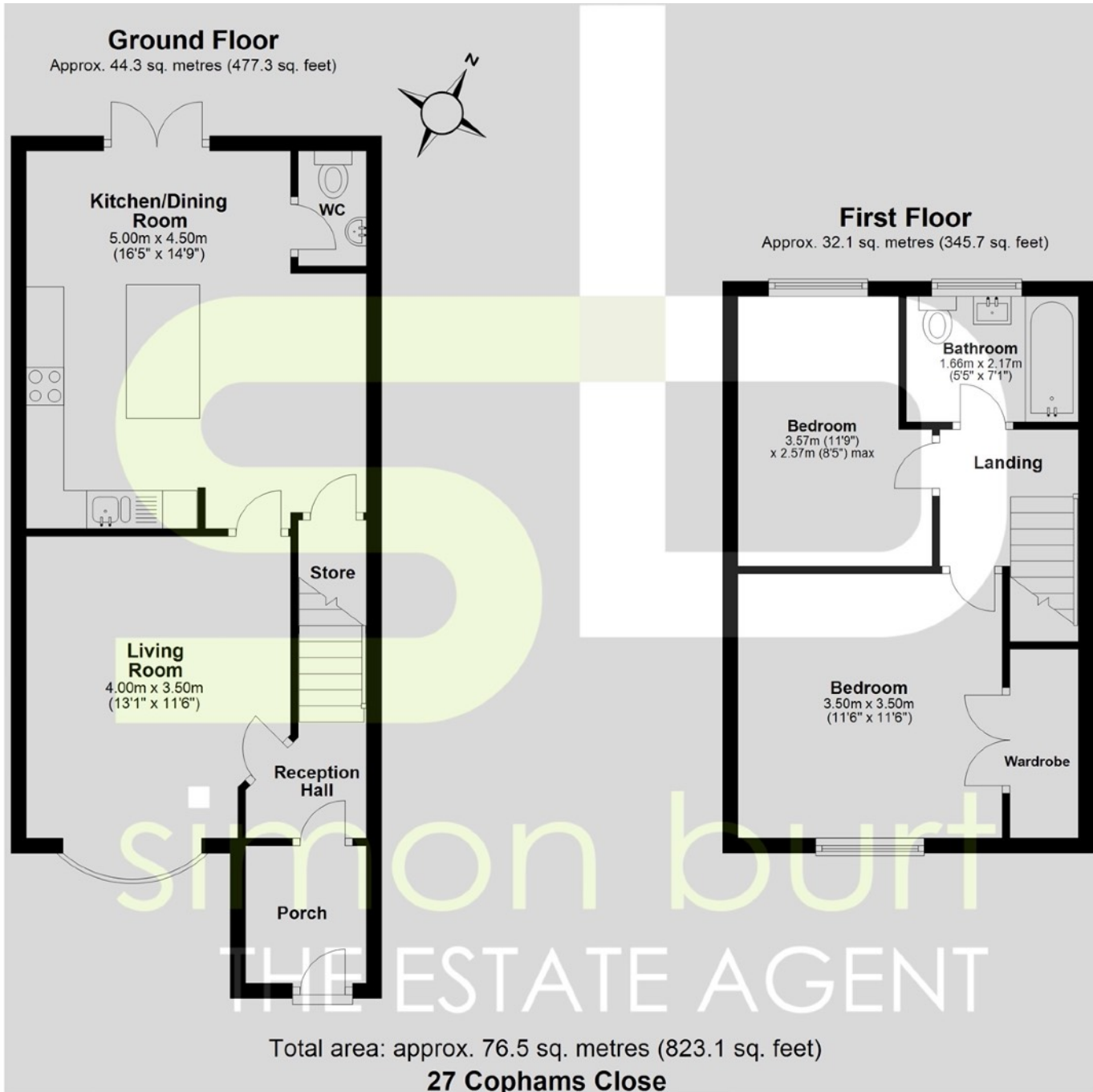
- Entrance porch
- Reception hall
- Lounge
- Fitted dining kitchen with island
- Guest cloakroom
- First floor landing
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Easily maintained front & rear gardens
- Off-road parking
- Newly & extensively refurbished
- No chain

Vendor Comments

We wanted the opportunity to buy a property so that we could bring new life into it for someone to enjoy. As soon as we found Cophams Close we knew we had found somewhere special. The neighbourhood is so quiet with no through traffic and the neighbours are friendly and welcoming.

The walkway through to Elmdon park is an added bonus. If our family was smaller and we could downsize we would move in ourselves!









Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.