



Flat 6 Copper Beeches, 40 School Lane Solihull B91 2QQ    £235,000

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## Key Features

Communal Entrance Hall  
with Security Intercom  
Reception Hall / Dual Aspect Lounge  
Re-Fitted Kitchen  
Two Double Bedrooms  
Re-Fitted En-Suite Shower Room  
Re-Fitted Bathroom  
Gas Central Heating / Double Glazing  
Garage En-Bloc / Communal Gardens

Flat 6 Copper is a beautifully presented, contemporary, two bed roomed, second floor apartment, most conveniently situated within a short strolling distance of Solihull town centre and enjoying stunning views to the fore over Solihull School playing fields.

## Tenure

We have been advised that the property is LEASEHOLD for 999 years unexpired from 2015 and subject to a Service Charge of £1,540 per annum paid quarterly. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

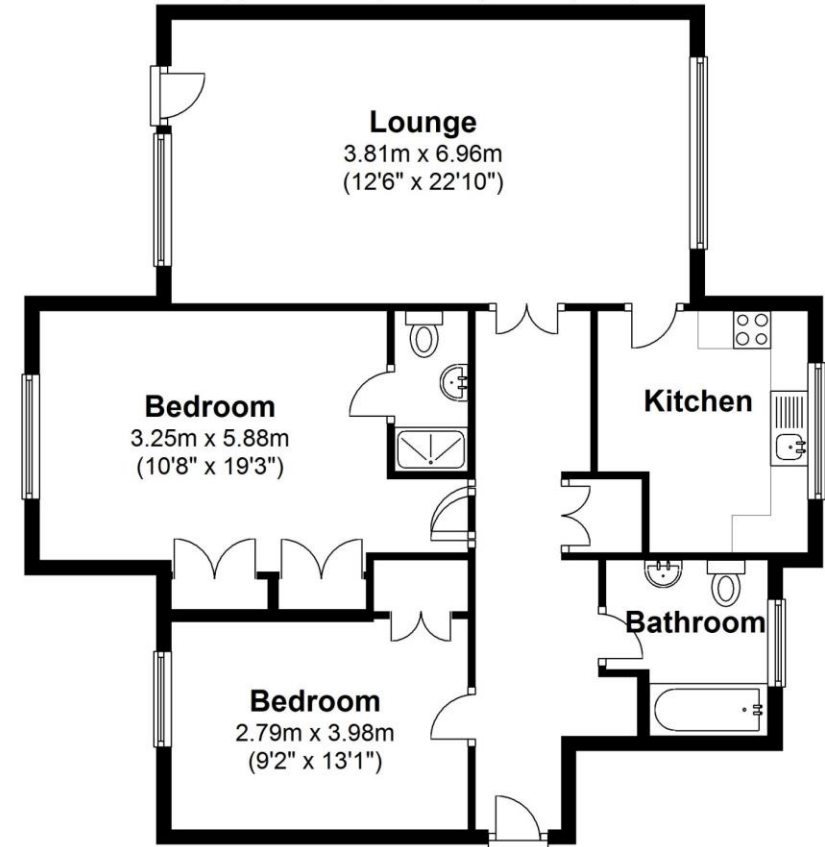
A delightful top floor apartment with far reaching views over Solihull School playing fields to St Alphage church and Solihull Town Centre beyond.

6 Copper Beeches is a bright well equipped apartment in exceptional order, ready to move straight into. It is dual aspect and therefore gets plenty of natural light. Copper Beeches consists of 15 flats. They are largely owner occupied by longstanding residents who have an interest in keeping the development tidy, well maintained and quiet.

The apartment has a 999 year lease from 2015 and consists of a large dual aspect lounge/dining room, kitchen, bathroom master bedroom with en-suite and a second double bedroom. Both bedrooms and the lounge have panoramic views to the front. The property has a garage which accommodates all but the largest cars. There is additional onsite parking with several spaces typically available.

## Ground Floor

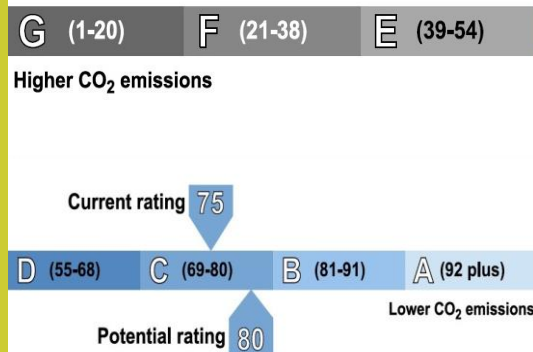
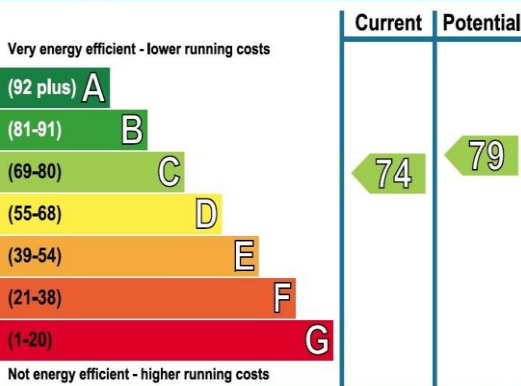
Approx. 87.2 sq. metres (938.4 sq. feet)



## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

## Energy Efficiency Rating



Total area: approx. 87.2 sq. metres (938.4 sq. feet)

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.



