



2 Coppice Road, Solihull B92 9JY

www.simonburthomes.co.uk

£350,000

Key Features

Reception Hall / Wet Room
Lounge / Dining Room
Conservatory

Fitted Breakfast Kitchen / Utility

Four Bedrooms, En-Suite Shower Room

Family Shower Room

Gas Central Heating / Double Glazing

Double Garage (Currently Converted)

Roof Mounted Solar Panels

Cavity Wall Insulation

Deep Driveway offering Off Road
Parking

Landscaped Rear Garden backing onto
Allotments and Parkland
No Chain

PLEASE NOTE: The Solar Panels will not be included in the sale but can be purchased via separate negotiation.

2 Coppice Road is a spacious, modern, four bedroom, detached family residence, conveniently situated in this pleasant cul-de-sac within walking distance of Solihull town centre

Vendor's Comments

Having moved into Coppice Road on 29th October 2002, number 2 has been the most fabulous family space for many years.

I have watched my young family grow into lovely young people, benefitting from the excellent local schools and being really well situated to access all local facilities. We have adapted and updated the property to suit our changing family needs and now find ourselves ready to move on. I will be very sad, it has to be said, but feel this

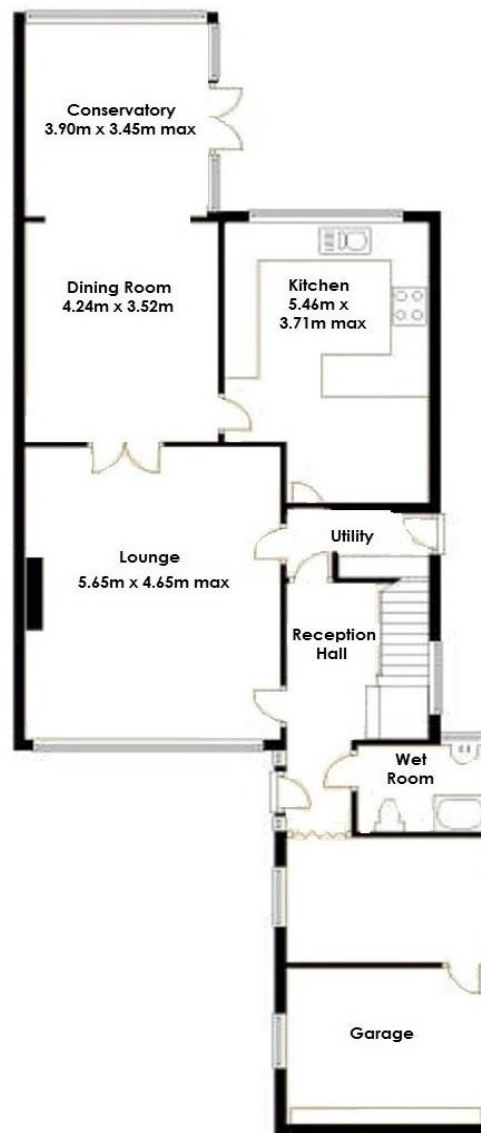
Tenure

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

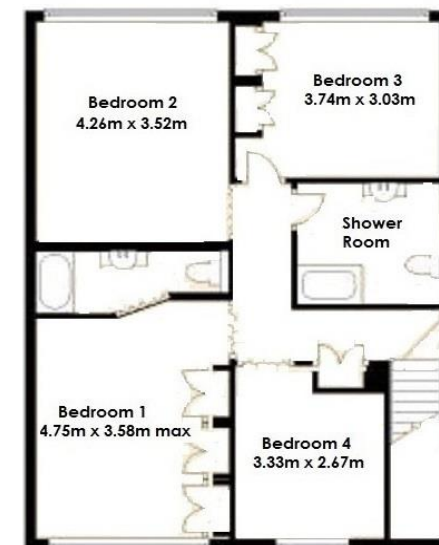
Local Authority

Solihull Metropolitan Borough Council

Ground Floor
Approx 109.9 sq metres (1183.2 sq. feet)



First Floor
Approx 69.7 sq metres (750.5 sq. feet)



Total Area: Approx 179.6 sq metres (1933.7 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.

Viewing Arrangements

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

