



## 35 Tudor Coppice Solihull, B91 3DE

This immaculately presented unfurnished 3 bedroomed semi detached home is part of a well-regarded development, offering not just a beautiful home but also an ideal location as it is within walking distance of Solihull Town Centre.

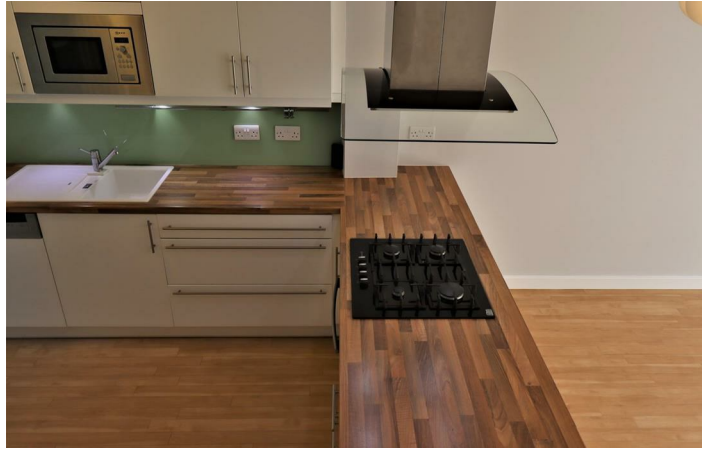
For leisure and outdoor activities, Tudor Grange Leisure Centre and Park are conveniently close by, providing residents with opportunities for recreation, exercise, and enjoying green spaces in the vicinity.

Solihull Town Centre hosts the renowned Touchwood complex offering residents easy access to upscale retail, dining, and entertainment options including a multi screen cinema theatre and library.

The property is conveniently located just 0.5 miles away from Solihull Railway Station which offers smooth connectivity between Birmingham Snow Hill and London Marylebone.

£2,225 PCM



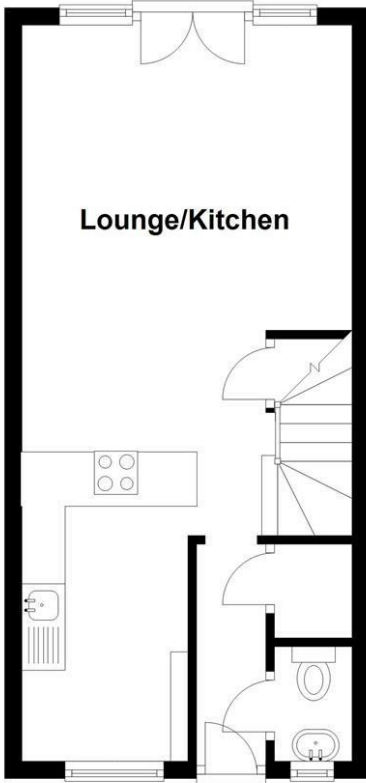




# Floor Plan

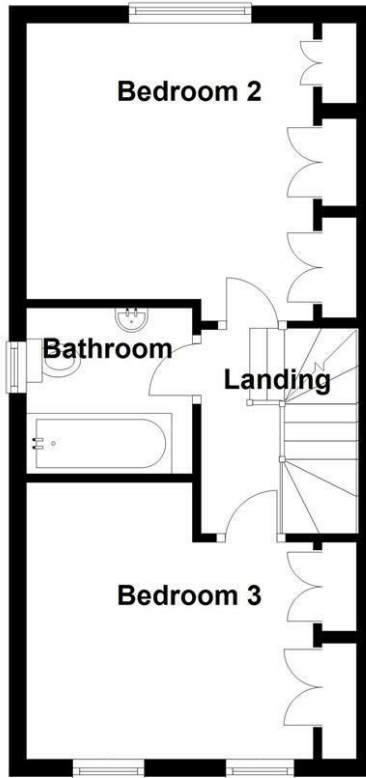
## Ground Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



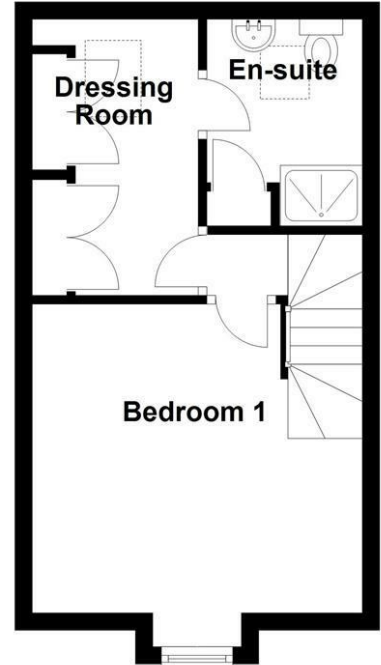
## First Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



## Second Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



Total area: approx. 91.7 sq. metres (987.1 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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