



smarthomes

Coppice Close

Dove House Lane, Solihull

- An Extremely Spacious Two Bedroom First Floor Apartment
- Breakfast Kitchen & Shower Room
- Spacious Open Plan Lounge/Diner with Balcony Access
- Stunning Landscaped Communal Gardens

Offers Over £325,000

Current EPC Rating - D
Current Council Tax Band - D

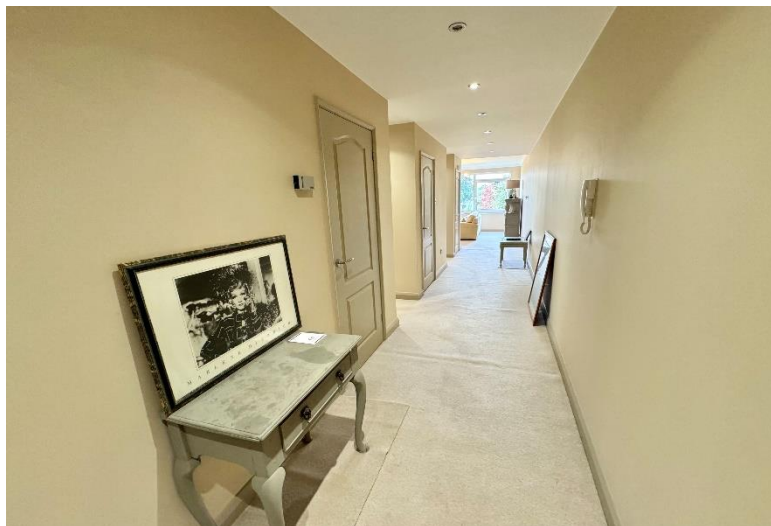
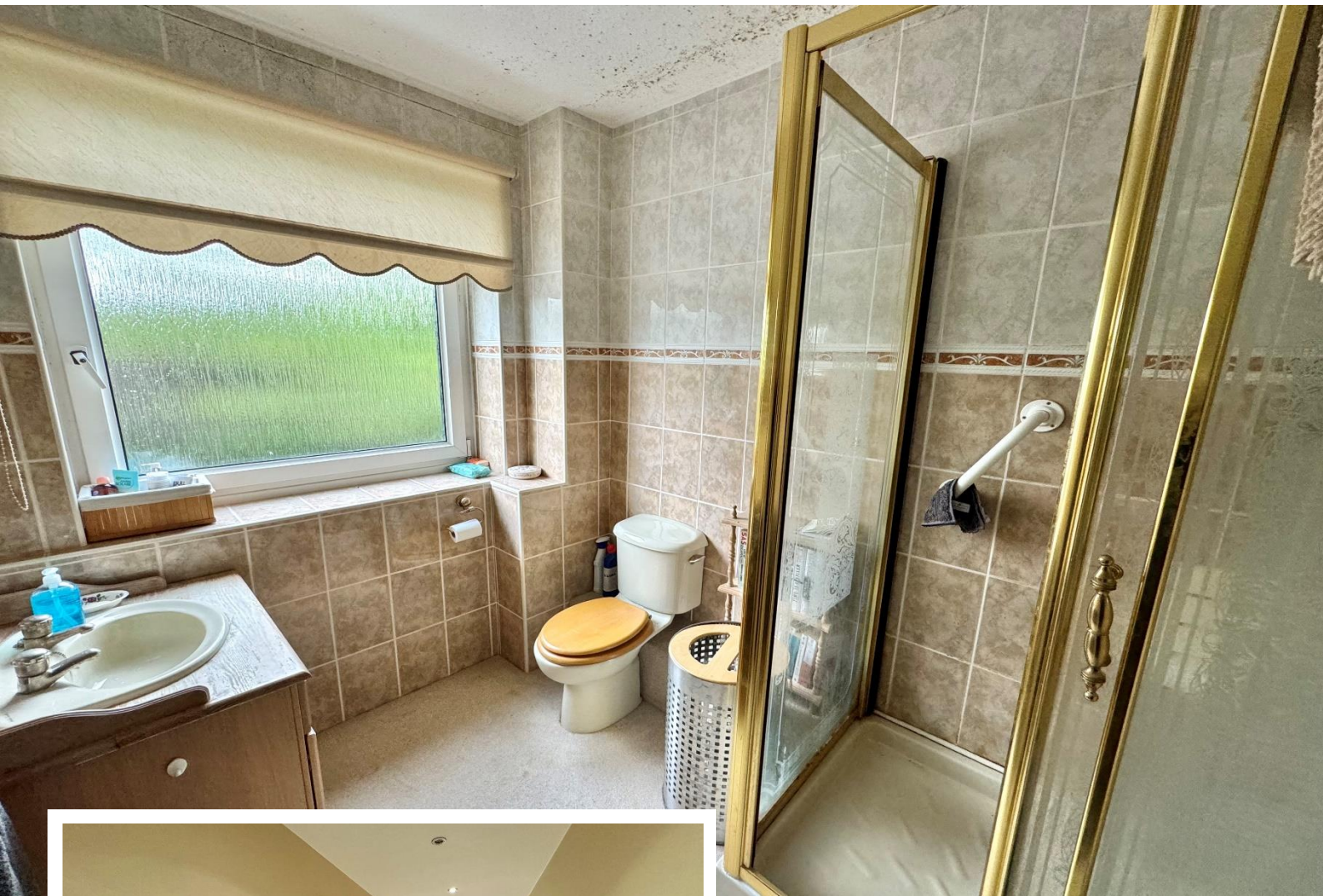




Property Description

An extremely spacious first floor apartment benefiting from two double bedrooms, no upward chain, spacious lounge with balcony, breakfast kitchen, shower room, immaculate communal gardens, gated parking and golf course to rear

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Spacious Lounge 6.55m x 4.14m (21'6" x 13'7")

Breakfast Kitchen to Front 3.18m x 2.74m (10'5" x 9'0")

Bedroom One to Front 4.57m x 3.12m (15'0" x 10'3")

Bedroom Two to Front 3.99m x 2.79m (13'1" x 9'2")

Shower Room to Front 2.59m x 1.88m (8'6" x 6'2")

Garage En-Bloc

Tenure

We are advised by the vendor that the property is leasehold with approx. 141 years remaining on the lease, a service charge of approx. £2,608 per annum and no ground rent payable but are awaiting confirmation from the vendor's solicitor. 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 – D



First Floor



Total area: approx. 89.1 sq. metres (958.7 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 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.