



31 TUDOR COPPICE, SOLIHULL, B91 3DE

ASKING PRICE OF £240,000

EPC: C Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Two Bedroom Apartment
- First Floor
- Close to Solihull Town Centre
- Walking Distance to Solihull Train Station
- Master Bedroom With En-Suite
- One Allocated Parking Space
- Electric Heating
- Quiet Cul-de-Sac Location



A stunning two bedroom first floor apartment within walking distance of Solihull Town Centre. Located within a sought after modern development, convenient for Solihull Railway Station, Tudor Grange Park and local amenities. Benefitting from electric heating. The accommodation briefly comprises: reception hall, living room, home office, kitchen, master bedroom with ensuite, second bedroom, main bathroom/wc, allocated parking space. Viewing essential.

HALLWAY Leading to:-

LOUNGE/DINER 15' 1" x 11' 11" (4.6m x 3.63m)

A spacious area with a large window and door leading to kitchen. Ample space for living and dining furniture.

KITCHEN 14' 6" x 9' 11" (4.42m x 3.02m)

A well presented modern breakfast kitchen in cream gloss with integrated oven and hob and room for a fridge freezer. There are dark tiled splashbacks and wood effect countertops.

BEDROOM ONE 13' 5" x 9' (4.09m x 2.74m)

With fitted storage, window and door leading to en-suite.

EN SUITE 6' 1" x 3' 10" (1.85m x 1.17m)

Shower cubicle, vanity sink and low level wc.

BEDROOM TWO 12' 7" x 8' 8" (3.84m x 2.64m)

Perfect for a children's or guest bedroom with window to side.

BATHROOM 6' 0" x 05' 5" (1.83m x 1.65m)

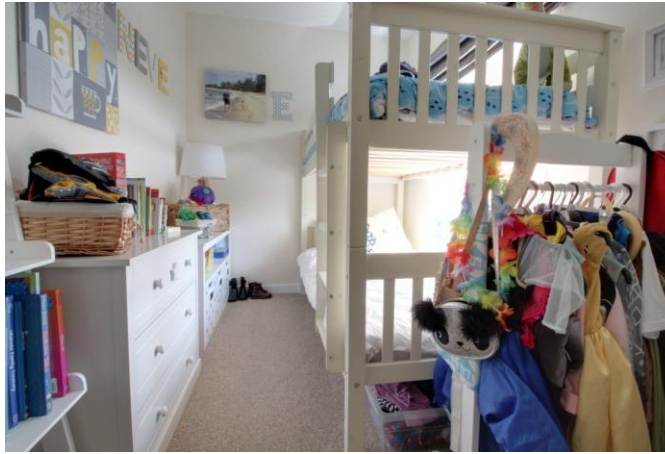
Full sized panel bath with overhead shower, low level wc, vanity sink unit and modern tiled walls and floor.

HOME OFFICE 14' 7" x 6' 5" (4.44m x 1.96m)

Versatile additional reception area/office/playroom with windows.

COMMUNAL GROUNDS The development is set back from the road and surrounded by mature greenery. Residents benefit from maintained lawns, trees and planted borders, creating a peaceful outlook from the apartment's windows.

ALLOCATED PARKING SPACE Allocated parking and visitors parking spaces.



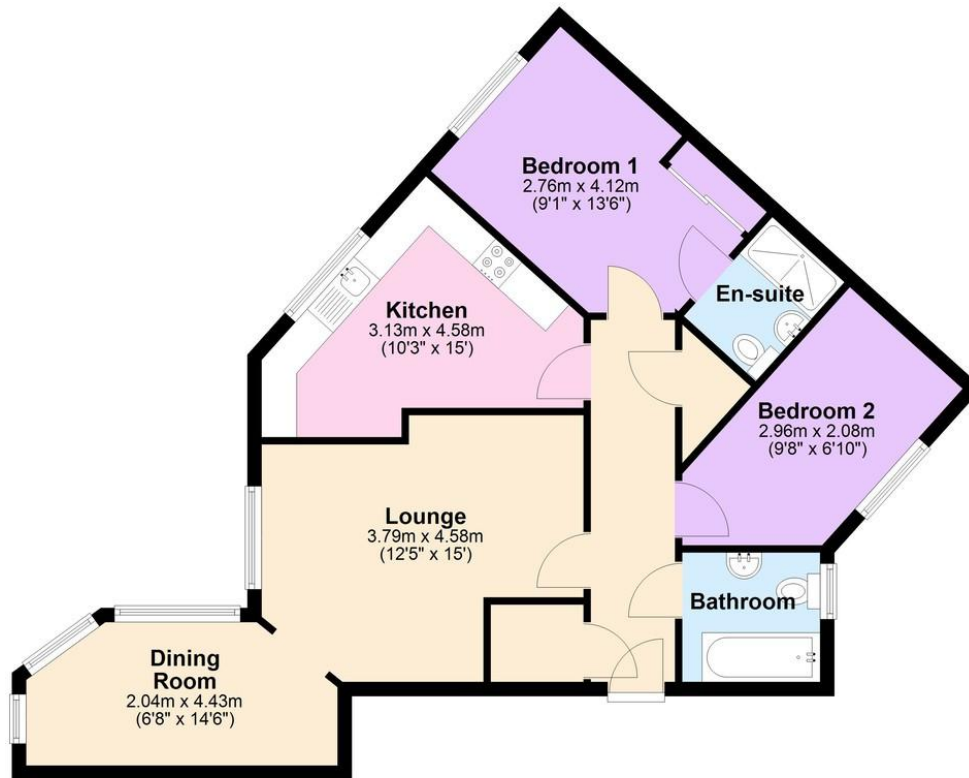
Length of Lease: 135 years (at 2025)

Service Charge: £1,320 pa

Ground Rent: £350 pa

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Top Floor
Approx. 69.5 sq. metres (748.2 sq. feet)



Total area: approx. 69.5 sq. metres (748.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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