



26 TUDOR COPPICE, SOLIHULL, B91 3DE

OFFERS IN REGION OF £155,000

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.

- ONE BEDROOM APARTMENT
- WALKING DISTANCE TO SOLIHULL TOWN CENTRE
- CLOSE TO LOCAL AMENITIES
- LOUNGE
- KITCHEN
- ONE BEDROOM
- ONE ALLOCATED PARKING SPACE
- CLOSE TO PUBLIC TRANSPORT



A one bedroom second floor apartment in a sought after location close to Solihull Town Centre and Railway Station. This property has one allocated parking space and visitor parking is also available. It benefits from electric heating and briefly comprises of a lounge, kitchen and bathroom.

**APPROACH** Communal gardens with allocated and visitor parking spaces.

**HALLWAY** L Shaped hallway with loft hatch and laminate flooring.

**LOUNGE** Window to front with recess, additional velux window and opening to kitchen.

**KITCHEN** Electric oven and hob with extractor above. Tiled floor, wall and floor cabinets, space for fridge freezer.

**BEDROOM** Window to rear with recess and fitted wardrobes.

**BATHROOM** Bath with shower over, spotlights, velux window, low level WC, laminate flooring, tiled walls, sink, heated towel rail and cupboard with housing boiler and storage shelving.



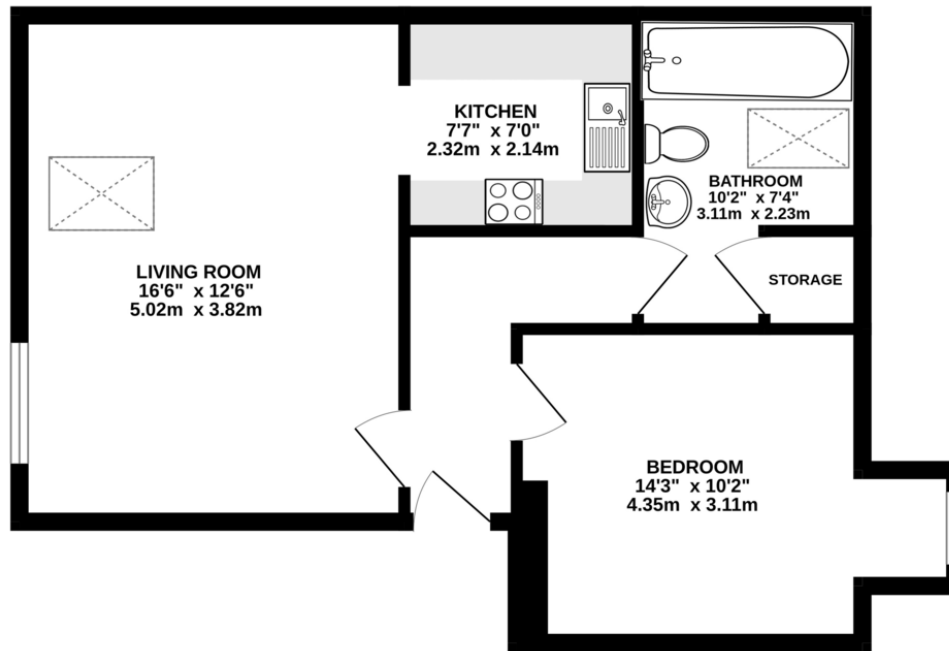
Length of Lease: 135 years (at 2026)

Service Charge: £1187.44 pa.

Ground Rent: £294.86 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)*

SECOND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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