



26 Tudor Coppice, Solihull B91 3DN

Price Guide **£165,000**

- Top Floor Apartment
- One Double Bedroom
- Immaculately Presented

- Allocated Parking Space
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

26 Tudor Coppice, Solihull B91 3DN

26 Tudor Coppice is a stunning top floor apartment located within a modern development of luxury apartments that offer fabulous investment potential and is conveniently located close to Solihull town centre with easy access to the M6 and M42 motorways and Solihull Train Station. The accommodation comprises hallway, spacious lounge, fitted kitchen with all appliances, one double bedroom, luxury bathroom, allocated parking space. No Chain.

APPROACH

Secure entrance with intercom leads to communal hallway where No 26 is located on the second floor.

HALLWAY

Wall-mounted video intercom system, electric panel heater, fitted mirrored storage cupboard, ladder access to loft space, doors to living room, bedroom and bathroom.

LIVING ROOM 16'5" X 9'8" / 12'5" INTO WINDOW (5M X 2.95M / 3.78M INTO WINDOW)

UPVC double glazed window to the front aspect, double glazed sky light window, panel heater, open doorway to:-

KITCHEN 7'7" X 7'0" (2.31M X 2.13M)

Fitted with a range of Shaker-style wall, drawer and base units with complementary work surfaces over, integrated electric oven with hob and extractor fan/hood over, stainless steel sink unit with drainer and mixer tap, tiled splashbacks, tiled flooring. There is space for an integrated washing machine as well as space for a free standing fridge freezer.



DOUBLE BEDROOM 10'6" / 13'2" INTO WINDOW X 10'2" (3.2M / 4.01M INTO WINDOW X 3.1M)

UPVC double glazed window to the rear aspect, electric panel heater and fitted wardrobes.

BATHROOM

Modern, white suite comprising panelled bath with thermostatic shower unit over, pedestal wash hand basin, close coupled WC, tiled splashbacks and shower surround, electric heated towel rail, double glazed sky light window, airing cupboard housing hot water tank and immersion heater.

OUTSIDE

There are pleasant communal grounds and allocated parking space together with visitors parking. There is a communal bin store and area for bicycles

TENURE

We have been advised that the property is Leasehold with 136 years left unexpired. This is subject to verification by your Solicitor.

SERVICE CHARGE

We have been advised that the current Service Charge is £593.72 paid twice a year. This is subject to verification by your Solicitor.

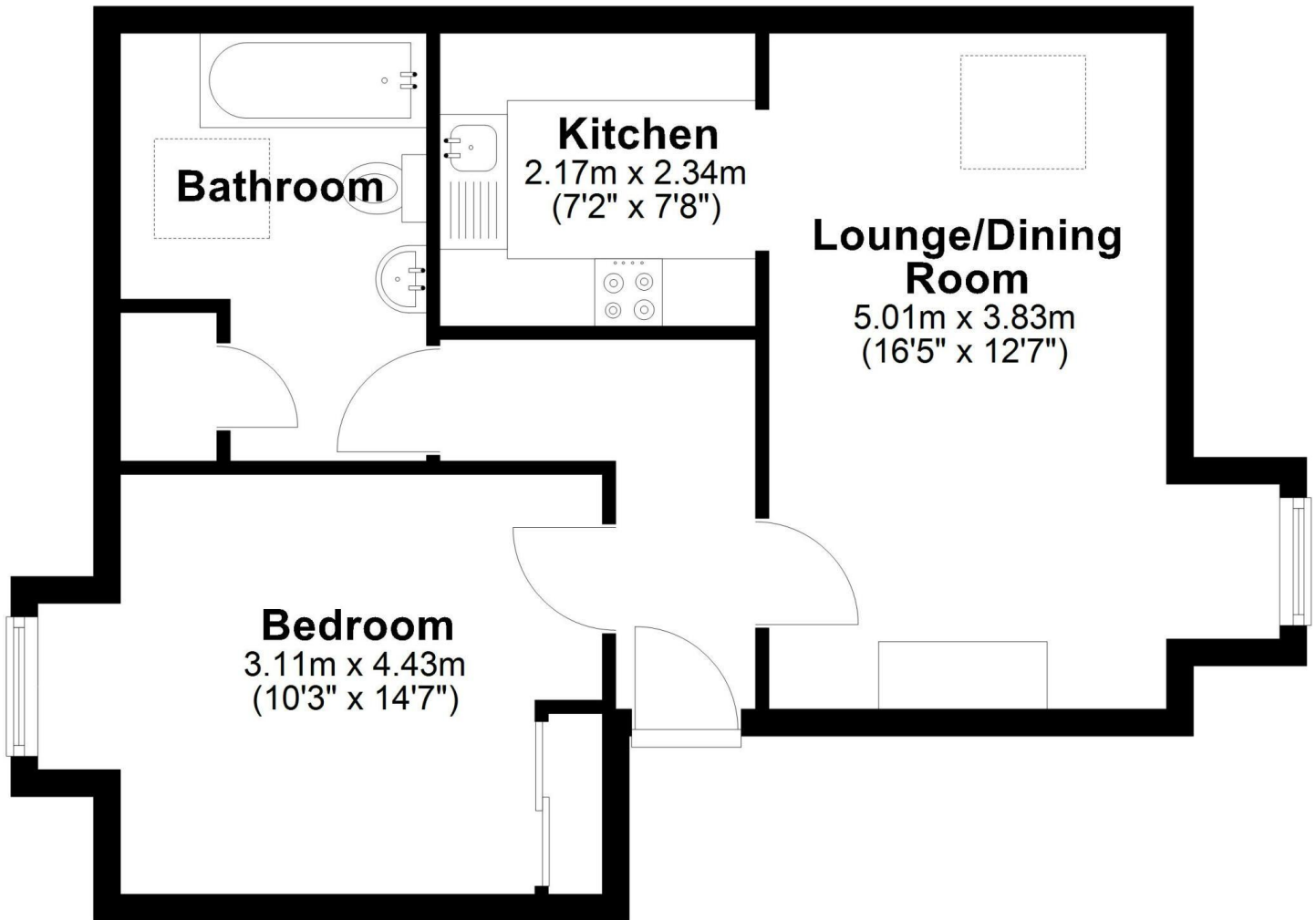
GROUND RENT

We have been advised that the Ground Rent is £294.86 per annum. This is subject to verification by your Solicitor.



Top Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 45.2 sq. metres (486.8 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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