



**2 Tudor Coppice, B91 3DE**  
Sale Price of £199,950



**Love  
Property Co.**

## 2 Tudor Coppice, Solihull, B91 3DE

Tenure - Leasehold  
EPC Rating - C  
Council Tax Band – D

Love Property Co are pleased to offer this immaculately presented, 629.9 sq. Ft (58.5 sq. metres) and fantastic opportunity for first time buyers, downsizers and investors to purchase this two-bedroom ground-floor apartment with **\*\*No Chain\*\*** and within the Tudor Grange Academy catchment and close to Solihull centre and Solihull train station with a long lease of 135 years with an allocated parking space and visitor parking.

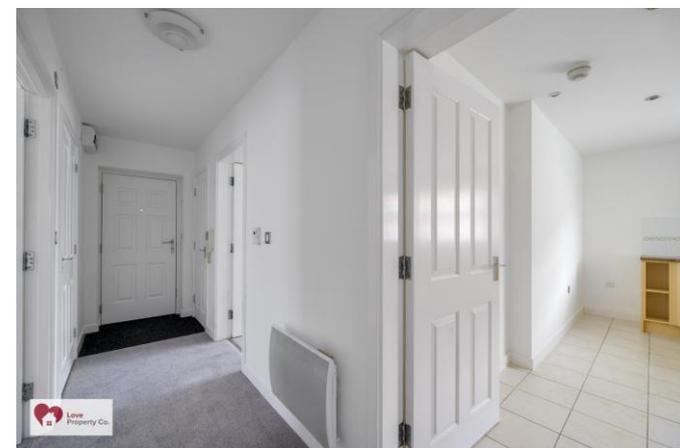
Access to the apartment is through a communal ground floor entrance upon entering, you are welcomed by a spacious reception hall featuring a handy cloaks/utility cupboard, the breakfast kitchen has integrated electric oven, extractor, induction hob and washing machine.

The apartment has newly been painted throughout with new carpets and comprises two bedrooms, including the master bedroom with ensuite shower room for added convenience and privacy and a family bathroom with a bath. The second bedroom could easily be used and offers the versatility for a separate office/study. The family bathroom serves the remaining bedroom and guests.

Situated in a desirable location, this apartment offers convenience with nearby amenities, entertainment venues, and transport links within easy reach. This esteemed apartment presents an exceptional opportunity for those seeking a premium residence within a well-connected and vibrant community. Viewing is highly recommended.

### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone.



## PROPERTY MEASUREMENTS

### LOUNGE

14' 6" x 11'10" (4.43m x 3.61m)

### KITCHEN

14' 6" x 8'10" (4.43m x 2.70m)

### BEDROOM ONE

12' 9" x 8' 9" (3.88m x 2.67m)

### ENSUITE

4' 1" x 6' 1" (1.24m x 1.86m)

### BEDROOM TWO

6' 8" x 11' 3" (2.03m x 3.42m)

### FAMILY BATHROOM

6' 1" x 6' 2" (1.85m x 1.89m)

### TOTAL SQUARE FOOTAGE

Total floor area: 629.9 sq. ft. approx. (58.5 sq. metres.)

Lease Approximately: 135 Years

Service Charge Approximately: £1,846.00 (pa)

Ground Rent: £370.47 (pa)

\*\* Incentive for purchaser - ground rent will be paid until 28th February 2027 \*\*

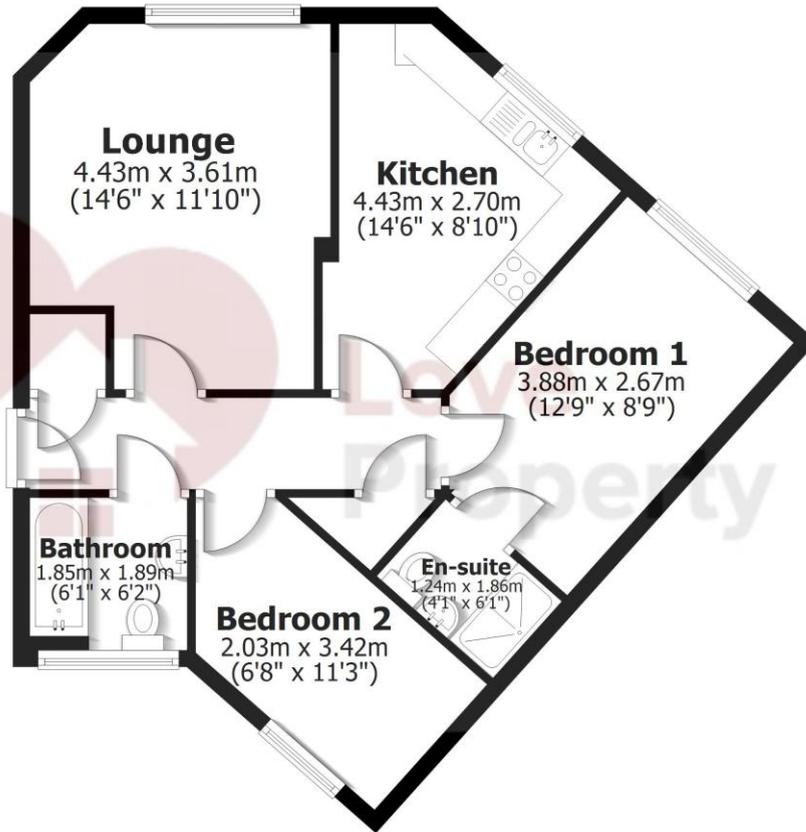
### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



### Floor Plan

Approx. 58.5 sq. metres (629.9 sq. feet)



Total area: approx. 58.5 sq. metres (629.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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