

Property details **approval form**

45 Tudor Coppice, Solihull, West Midlands, England, B91 3DE

Date: 12 August 2026

Property Ref and Version: SOL206523 - 0003

Selling your home with us!



○ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£465,000

Tenure: Freehold

○ Key Features

- > Within Tudor Grange Academy catchment area
- > Three-bedroom semi-detached townhouse
- > Arranged over three spacious floors
- > French doors opening onto the rear garden
- > Principal bedroom with dressing room and en-suite
- > Walking distance to Solihull Town Centre
- > Garage and driveway providing parking for multiple vehicles
- > EV charging available

○ Short Description

Three-bedroom semi-detached townhouse close to Solihull Town Centre.

Arranged over three floors with living room, dining room, French doors to garden, fitted wardrobes in all bedrooms, dressing room, en-suite, garage and driveway

○ Long Description

This attractive three-bedroom semi-detached townhouse is ideally positioned within close proximity to Solihull Town Centre, offering excellent access to a wide range of amenities, highly regarded schools, and superb transport links.

Set across three well-planned floors, the property provides spacious and versatile accommodation throughout.

The ground floor features a welcoming living room and dining room with French doors opening onto the rear garden, creating the perfect space for entertaining and family living. A useful cloakroom/storage area and a convenient W.C. is also located on this floor.

The first floor boasts two well-appointed double bedrooms and the family bathroom, offering flexible living arrangements to suit a variety of needs.

Occupying the top floor, the impressive principal bedroom benefits from a dressing room and private en-suite shower room.

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Externally, the property enjoys an enclosed rear garden, a garage, and a driveway providing off-road parking for multiple vehicles.

Combining spacious accommodation, practical storage solutions, and a sought-after location close to Solihull Town Centre, this superb home presents an excellent opportunity for families and professionals alike.

○ **Directions**

○ **Agent Note**

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○ Room Description

Hallway

Ceiling light, wall sockets

Kitchen

12' 9" x 6' 2" (3.89m x 1.88m)

Ceiling light, oven, extractor fan, plumbing for dishwasher and washing machine, double glazing to front, wall sockets

Living/Dining Room

16' 4" x 13' 4" (4.98m x 4.06m)

French doors leading to rear garden, ceiling light x 2, radiator

Downstairs W.C

Obscure window to front, ceiling light, radiator, w.c, wash basin, mirror storage

Bedroom Three

11' 6" x 11' 4" (3.51m x 3.45m)

Double glazing to rear, fitted wardrobes, ceiling light, radiator, wall sockets

Bathroom

Obscure window to side, bath with shower over, w.c, vanity sink unit

Bedroom Two

13' 4" x 10' 11" (4.06m x 3.33m)

Double glazing to front, fitted wardrobes, ceiling light, wall socket, radiator

Ensuite

Velux window, shower, radiator, w.c, wash basin, ceiling light

Dressing Room

10' 3" x 6' 5" (3.12m x 1.96m)

Velux window, ceiling light, wall socket, fitted wardrobes, radiator

Bedroom One

13' 5" x 12' 10" (4.09m x 3.91m)

Double glazing to front and obscure window to side, fitted wardrobes, ceiling light, wall socket, radiator

Garage

17' 1" x 8' 10" (5.21m x 2.69m)

Manual garage door, driveway in front

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○ Room Description

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☐ Room Description

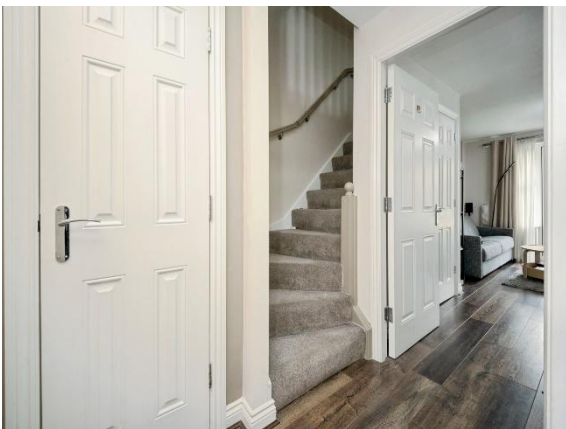
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○ Property Images



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○ Floor Plan

○ Approval

	Signature	Date
Daniel Jordan	<i>Daniel Jordan</i>	12/08/2026
Mr L.T. Henry Pang		

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