



smarthomes

## Browns Coppice Avenue

Solihull

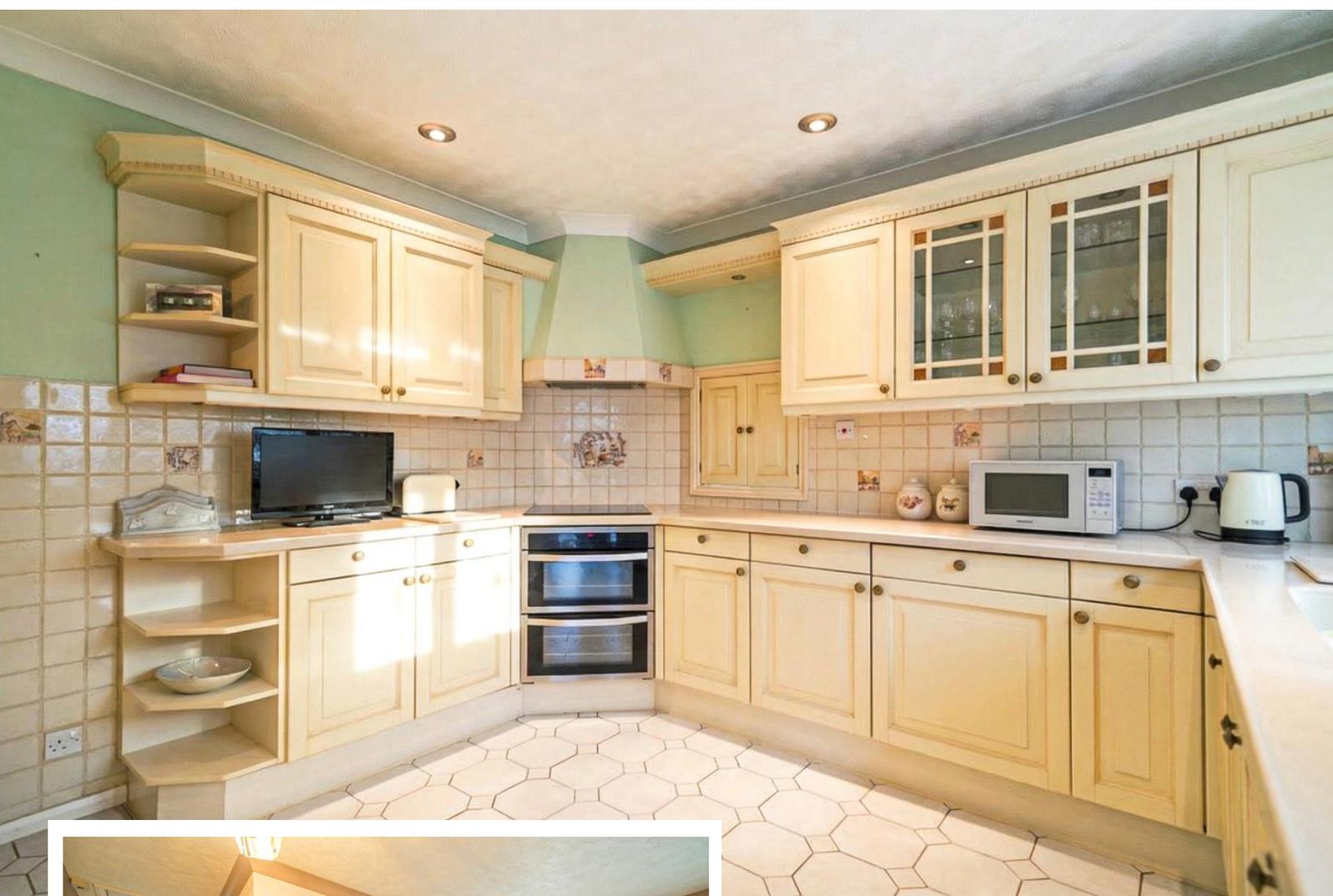
- A Spacious & Well Presented Two Double Bedroom Detached Bungalow
- Lounge With Dining Area Off
- Conservatory
- Spacious Kitchen, Utility & Guest WC
- South Facing Rear Garden
- NO UPWARD CHAIN

**£725,000**

Current EPC Rating - D

Current Council Tax Band - F

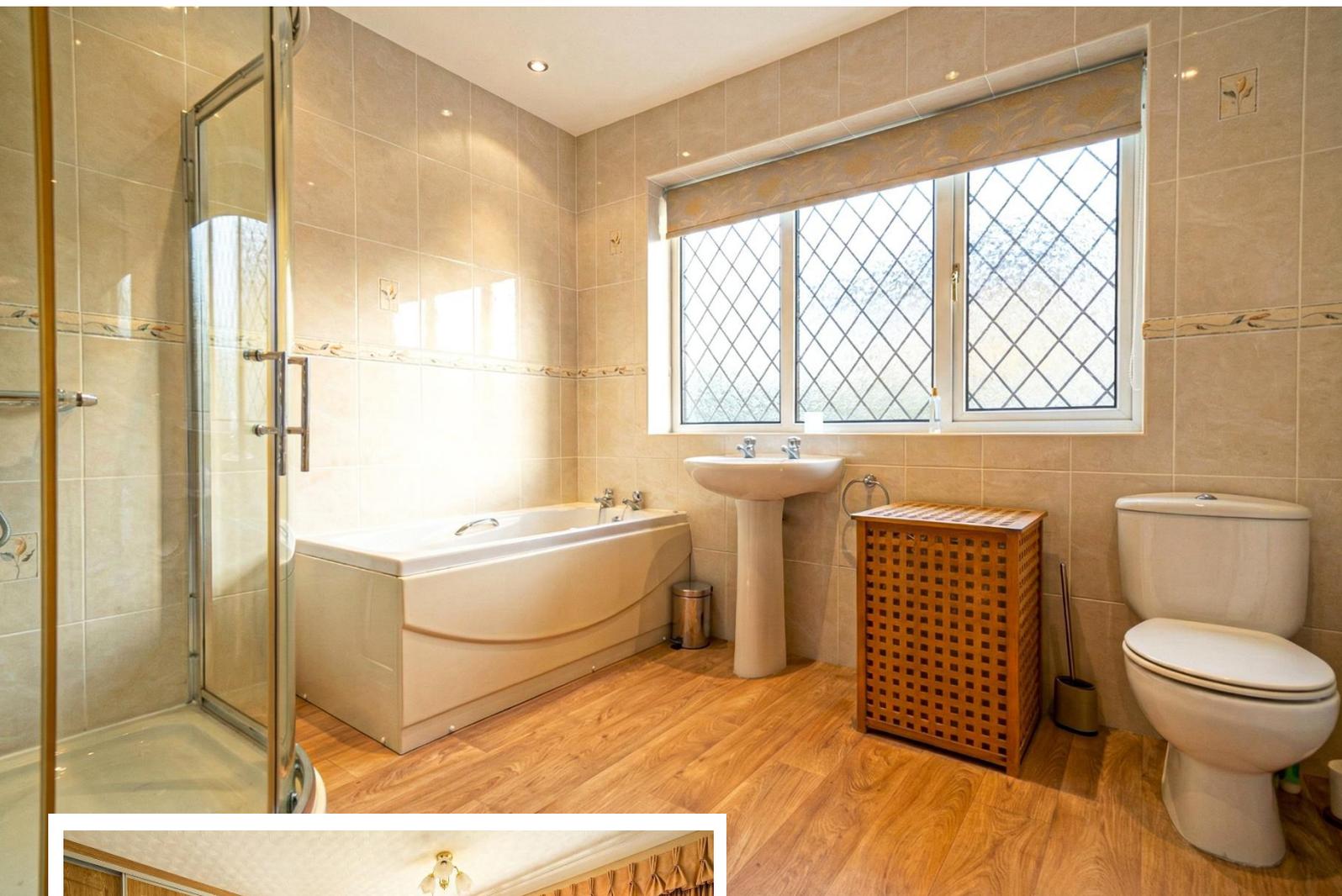




## Property Description

A spacious and well presented two bedroom detached bungalow offered for sale with no upward chain and briefly affording welcoming entrance hall, lounge with dining room off, spacious kitchen, utility, guest WC, conservatory, two double bedrooms, four piece family bathroom, south facing rear garden, garage and off road parking for multiple vehicles

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Welcoming Entrance Hall

Spacious Lounge - 5.4m x 4.3m (17'8" x 14'1")

Dining Area to Rear - 3.5m x 2.3m (11'5" x 7'6")

Fitted Kitchen - 3.5m x 2.9m (11'5" x 9'6")

Utility Room - 2.1m x 1.7m (6'10" x 5'6")

Guest WC

Conservatory to Rear - 6.1m x 3m (20'0" x 9'10")

Bedroom One to Front - 3.7m x 3.7m (12'1" x 12'1")

Bedroom Two to Rear - 3.6m x 2.8m (max) (11'9" x 9'2")

Four Piece Family Bathroom to Rear - 2.8m x 2.3m (9'2" x 7'6")

Garage - 4.8m x 2.4m (15'8" x 7'10")

### Tenure

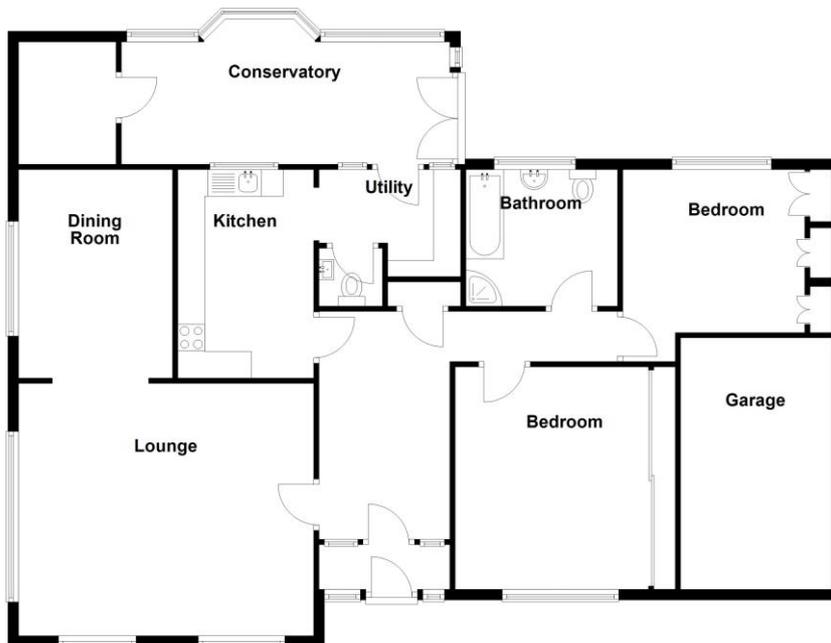
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges  
Current council tax band – F



**Ground Floor**

Approx. 143.7 sq. metres (1547.0 sq. feet)



Total area: approx. 143.7 sq. metres (1547.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are 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.