LEASEHOLD







Flat - Council Tax Band B - EPC Rating: D

FLAT 14, COPPICE OAK 20-22 COPPICE ROAD, BIRMINGHAM, B13 9DP

Guide Price

£165,000

Nicholas George
Residential Lettings and Sales

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Flat 14, Coppice Oak 20-22 Coppice Road, Birmingham, B13 9DP

Well-presented ground floor apartment with 2 double-bedrooms.
Comprising entrance hallway with 2 storage cupboards, large storage room, modern fitted kitchen, reception room, family bathroom and 2 double-bedrooms both with built-in storage.
Coppice Oaks is superbly situated for access to Moseley Village which boasts several independent bars, restaurants and cafes. The property is also in near locality to several outstanding schools, many green spaces, excellent bus links and Moseley train station is a 10-minute walk away.
Benefit of no upward chain.

Exterior
The property is approached via a paved path with surrounding lawns, leading to the communal front door. Second door through to inner hallway where Flat 14 and a neighbouring flat are located. The garage is in a separate block, and there is also off-street parking available.

Hallway
Front door opens to hallway with wooden-effect flooring, 2 ceiling light fittings, 1 gas radiator and doors to all rooms. 2 storage cupboards and 1 large storage room.

Kitchen
9'10" x 8'0"
With wooden-effect flooring, partly tiled walls, 1 ceiling light, extractor vent and 2 UPVC double-glazed windows to front aspect. Matching wall and base units, stainless sink with mixer tap and drainer, integrated appliances comprising: Lamona oven, Lamona hob with extractor hood above, Lamona washing machine and Lamona fridge with freezer below.

Reception Room
16'6" x 13'2"
Spacious living/dining room with wooden-effect flooring, 2 ceiling light fittings and near wall-to-wall UPVC double-glazed windows to front aspect with 1 large gas radiator below.

Storage Room
2'10" x 7'5"
With vinyl flooring, 1 ceiling light fitting and ample storage space. Also houses Gledhill tank and Strom e-boiler.

Second bedroom
11'1" x 8'11"
With wooden-effect flooring, 1 ceiling light fitting, 1 gas radiator below 2 UPVC double-glazed windows to rear aspect. Door to built-in wardrobe with rail and shelf.

Bathroom
8'1" x 8'3"
Good-sized family bathroom with tiled flooring and tiled walls, 1 ceiling light in cased fitting, extractor fan and frosted UPVC double-glazed window to rear aspect. White suite comprising WC, pedestal sink with mixer tap, bath with Triton electric shower above and shower screen adjacent.

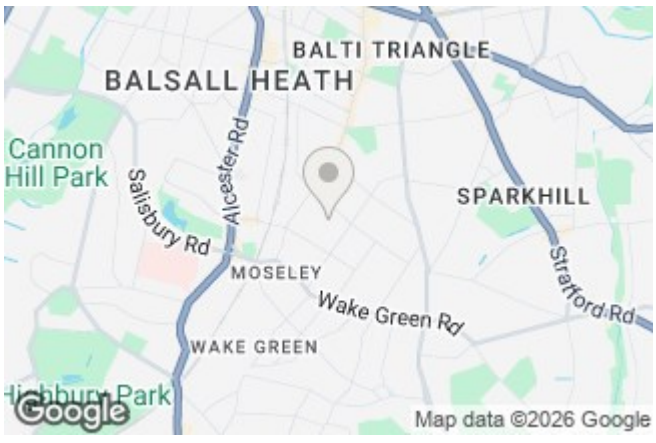
Master bedroom
10'6" x 12'4"
Light and spacious master bedroom with wooden-effect flooring, 1 ceiling light fitting, 1 gas radiator and near wall-to-wall UPVC double-glazed windows to rear aspect. Doors to large built-in wardrobe with rail and shelving.

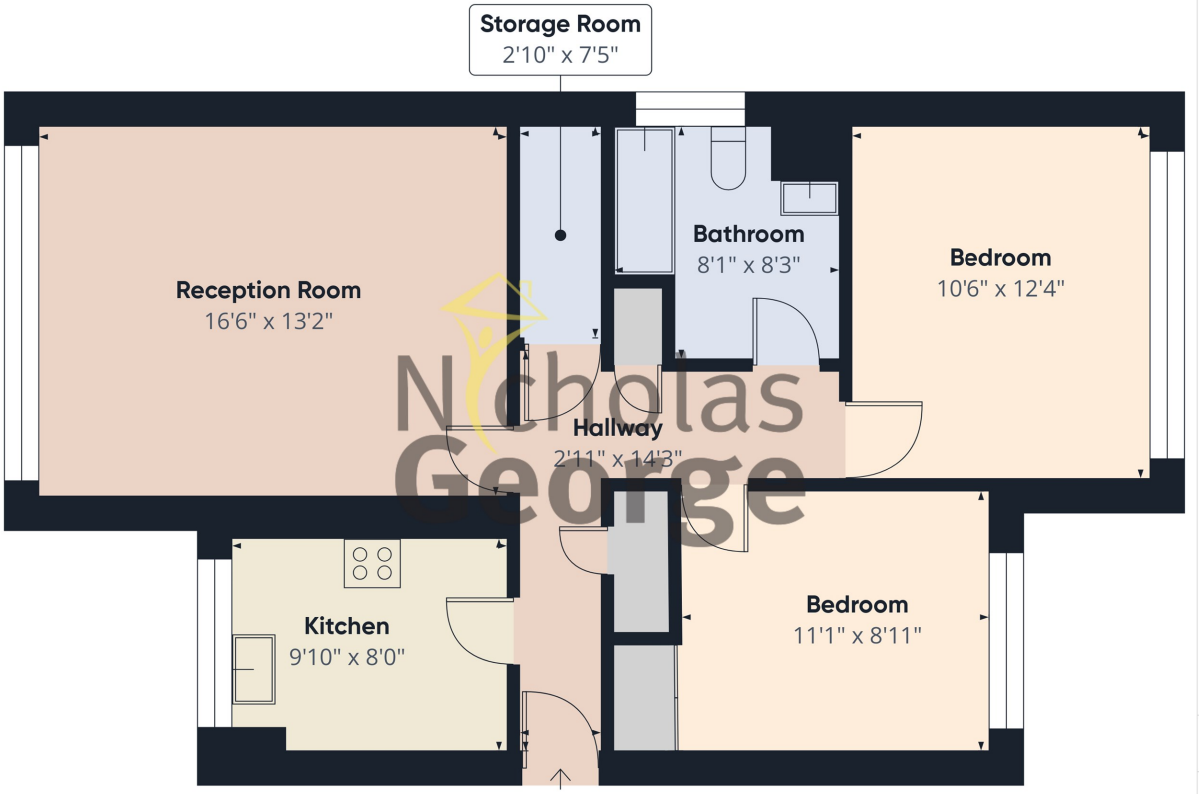









BALTI TRIANGLE
BALSALL HEATH
Cannon Hill Park
Salisbury Rd
Alcester Rd
SPARKHILL
Stratford Rd
MOSELEY
Wake Green Rd
WAKE GREEN
Google
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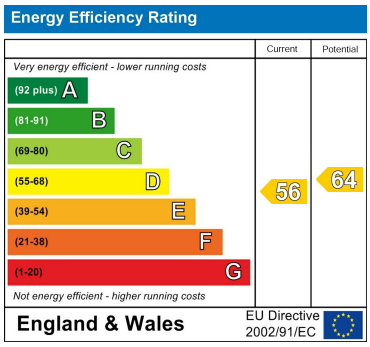
Approximate total area(1)
708 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Graph:



Tenure:

We understand the property is Leasehold with 139 years remaining but interested parties should obtain verification from their own solicitor.

Fees:

We have been informed that annual service charge is £1,920 and no annual ground rent.

Contact us:

Phone: 0121 442 2049

Email: sales@nicholasgeorge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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