



School Lane, Solihull

Guide Price £280,000

- FIRST FLOOR APARTMENT
- TASTEFULLY DECORATED
- WALKING DISTANCE TO SOLIHULL
- JULIET BALCONY
- GUEST PARKING
- VERY WELL PRESENTED
- CENTRAL LOCATION
- EN-SUITE TO MASTER BEDROOM
- SINGLE GARAGE
- SHARE OF FREE HOLD

Copper Beeches is located just off School Lane. School Lane links Lode Lane with Hampton Lane leading onto the main Warwick Road, both giving access to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

Solihull town centre has an excellent array of shopping facilities, a thriving business community and boasts its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

An ideal location therefore for this smart two bed roomed first floor apartment.

ENTRANCE LOBBY

Accessed via intercom system allowing access via stairs to the first floor where the apartment entrance can be found.

ENTRANCE HALL

A good width hallway allowing access to all rooms and utility cupboard housing washing machine. With ceiling light and cloaks area.

KITCHEN

10'9" x 8'8" (3.282 x 2.665)



A recently fitted kitchen with a range of wall mounted and base units with worktop over. With fitted appliances including fridge freezer, double oven and grill, microwave, induction hob. Plumbing and space for dishwasher and dryer. Having a window to rear elevation and wall mounted radiator.



LIVING/DINING ROOM 12'3" x 22'2" (3.757 x 6.757)



A great sized living dining room with triple aspect windows and Juliet balcony. With a double width entrance from the hall way and fitted shelving. Having wall mounted radiators and ceiling lights.



BEDROOM ONE 11'11" x 10'10" (3.646 x 3.32)



A double room with en-suite and a bank of fitted wardrobes. With window to front elevation, ceiling light and wall mounted radiator.

EN-SUITE



A fitted en-suite with shower cubicle and thermostatic shower, wash basin with mixer tap and vanity unit under and toilet. With shelving storage, ceiling light, extractor and wall mounted radiator.

BEDROOM TWO 12'5" x 9'1" (3.805 x 2.78)



Another double room with window to front elevation, fitted wardrobe with ample hanging space, ceiling light and wall mounted radiator.

BATHROOM 7'0" x 10'9" (2.135 x 3.282)



A well fitted bathroom with bath and shower over with screen, wash basin and toilet with vanity units and cupboards. Having electric mirror, wall mounted heated towel rail, ceiling light and windows to rear elevation.

GARAGE/OUTSIDE 8'2" x 16'11" (2.495 x 5.17)

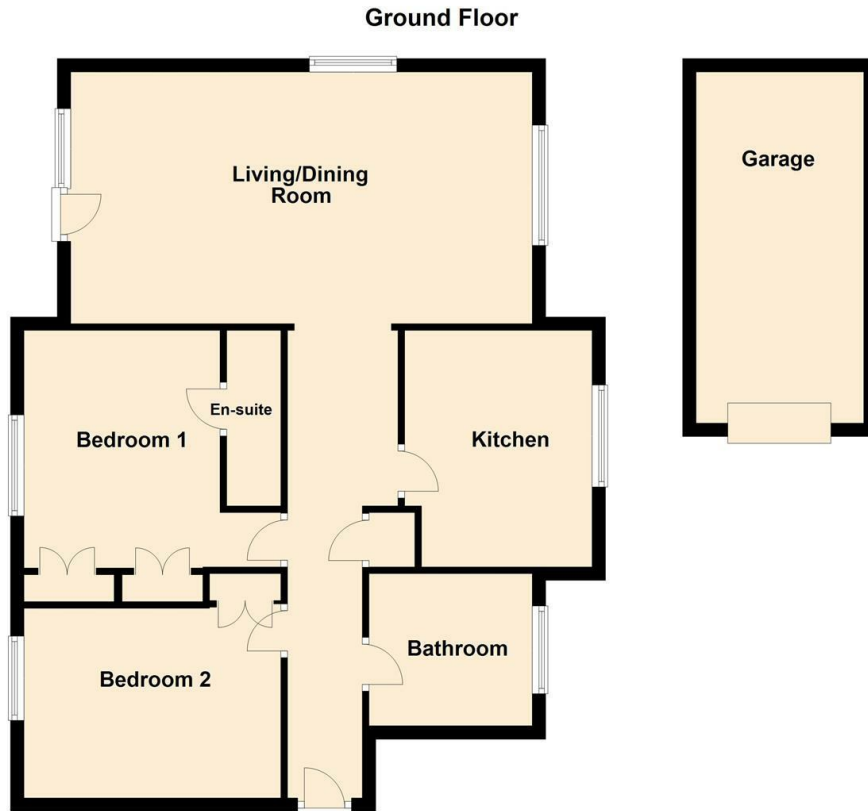


A single garage with up and over door and ample guest parking. With attractive and well maintained grounds with lawned areas and planted borders.



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

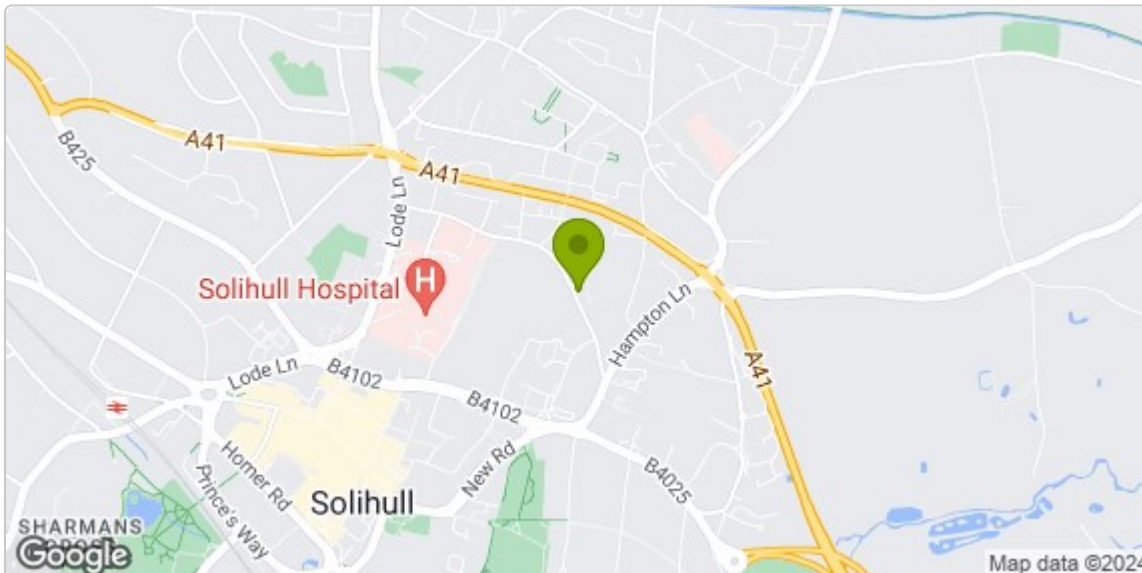


TENURE: We are advised that the property is Leasehold.

VIEWING: By appointment only with the office on the number below
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
40 School Lane Solihull
Solihull B91 2QQ

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(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	