



melvyn
Danes
ESTATE AGENTS



Coppice Road
Solihull
Asking Price £340,000

Coppice Road is sited on the popular Damson Parkway development close to local amenities just off Damson Lane along which regular bus services operate to the town centre of Solihull or in the opposite direction to the A45 Coventry Road.

The A45 gives access to the city centre of Birmingham, via Sheldon, where one will find a wide choice of shopping facilities, restaurants and business premises. Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Local shops will be found along Damson Lane and nearby Yew Tree Lane, opposite which is a doctors surgery.

The town centre of Solihull offers an excellent array of shopping facilities, adjacent to which is Solihull's main line London to Birmingham railway station.

The property is sited on a cul de sac position and is set back from the road behind a tarmac driveway affording parking for multiple vehicles and side foregarden leading to the accommodation.



Entrance Porch

Accessed via glazed upvc door leading to wooden inner door into the accommodation.

Entrance Hall

A through reception hall allowing access into the living dining room, kitchen breakfast room first floor and under stairs cupboard.

Living/Dining Room 25'1" x 11'0"



A front the back living dining room with large bay window to front elevation, French doors onto the rear elevation. Having ceiling and wall mounted lighting with wall mounted radiators.



TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

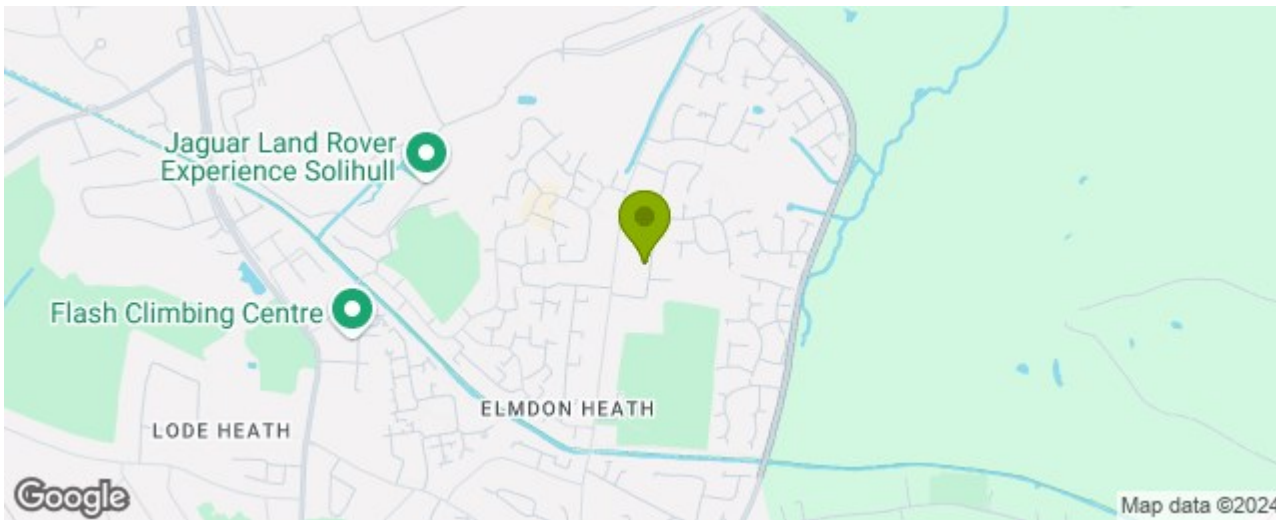
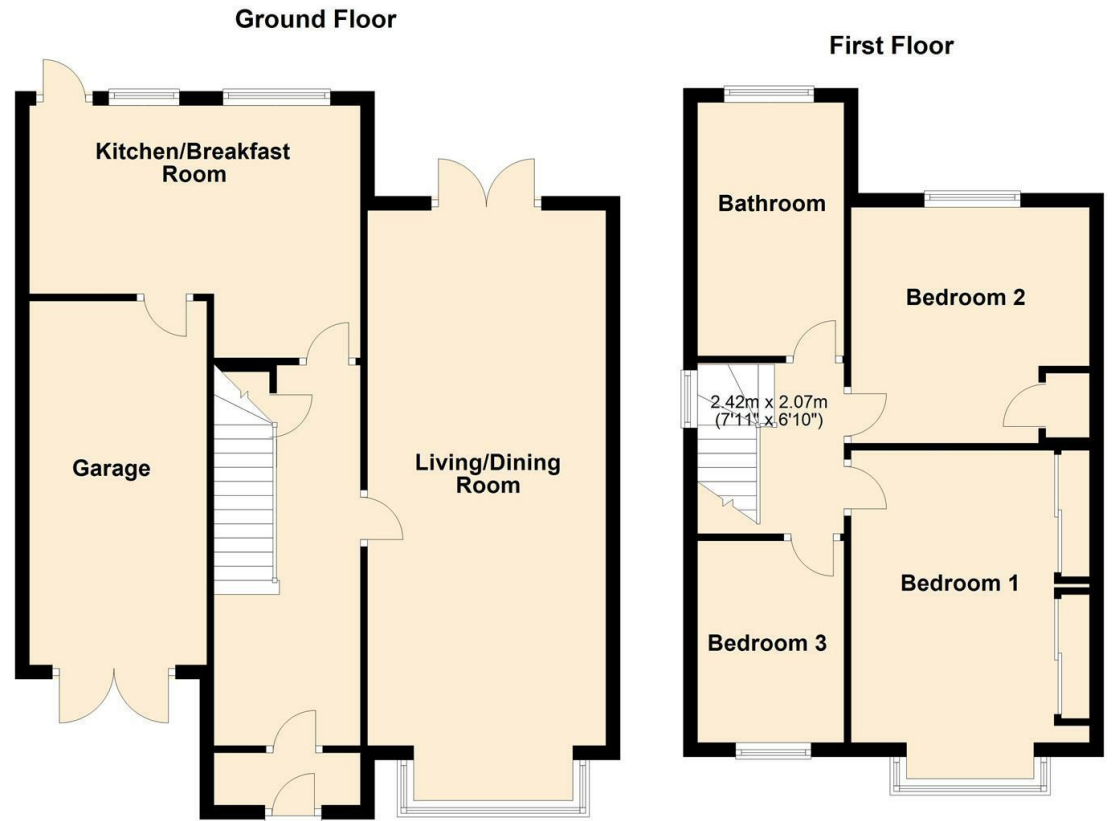
VIEWING

By appointment only please with the Solihull office on 0121 711 1712

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.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



31 Coppice Road Solihull Solihull B92 9JY
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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