



smarthomes

Coppice Drive

Acocks Green, Birmingham, B27 7NQ

- A Well Presented Mid Terrace Property
- Two Double Bedrooms
- Breakfast Kitchen
- Off Road Parking & Garage To Rear

Offers Over £220,000

EPC Rating - 50

Current Council Tax Band - B





Property Description

The property is set back from the road behind a lawned fore garden with paved pathway extending to UPVC double glazed door leading into

Enclosed Porch

With ceiling light point, cloak hooks and door leading through to

Lounge to Front

16' 4" x 13' 9" max (4.98m x 4.19m) With double glazed bow window to front elevation, electric coal effect fireplace with decorative surround, dado rail, ceiling light point, wall mounted Dimplex electric heater and door leading into



Breakfast Kitchen to Rear

13' 9" x 10' 6" (4.19m x 3.2m) Being fitted with a range of Shaker style wall, drawer and base units incorporating display shelving with complementary work surfaces, sink and drainer unit with mixer tap, Metro style tiling to splashback areas, four ring ceramic hob, inset eye-level oven and grill, space and plumbing for washing machine, space for fridge freezer, wall mounted Dimplex electric heater, ceiling light points, slate effect flooring, double glazed window to rear and double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With built-in storage cupboard, ceiling light point, loft access and doors leading off to

Bedroom One to Front

12' 2" x 11' 5" up to wardrobes (3.71m x 3.48m) With double glazed window to front elevation, wall mounted Dimplex electric heater, ceiling light point and fitted wardrobes with top boxes



Bedroom Two to Rear

13' 1" x 7' 2" (3.99m x 2.18m) With double glazed window to rear elevation, wall mounted Dimplex electric heater and ceiling light point

Family Shower Room to Rear

Being fitted with a three piece white suite comprising of; shower cubicle with aqua-panelling and electric shower, low flush WC and vanity wash hand basin with storage below, complementary tiling to water prone area, wood effect flooring, obscure double glazed window to rear and ceiling light point



Low Maintenance Rear Garden

Being paved with fencing to boundaries, shrubbery borders and gate to off road parking to rear and garage

Garage

With up and over garage door and off road parking to front

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - B



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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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 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.