



melvyn
Danes
ESTATE AGENTS

Cophams Close

Solihull

Offers In Excess Of £300,000

Description

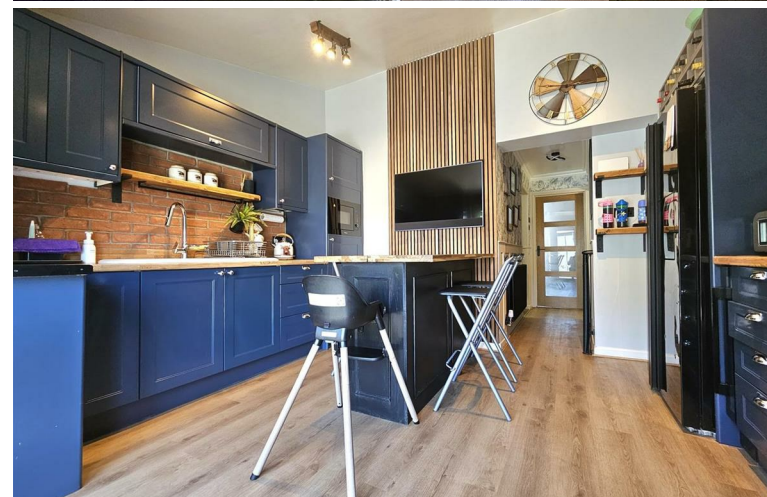
Cophams Close is a small cul-de-sac located off Mayswood Road which leads directly from Old Lode Lane where there are two small parades of shops and regular bus services operating to the town centre of Solihull.

Travelling away from Solihull to the A45 Coventry Road at The Wheatsheaf where again there are a good choice of shopping facilities. The A45 gives access to the city centre of Birmingham and travelling in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This property has been extended and stylishly finished by the current owners. It is approached via a good sized tarmac drive way that leads to the front door allowing access which comprises of fitted entrance porch with ample storage options, inner lobby, large living room with access through to an inner hall which services the cloaks storage area, fitted ground floor WC and the Snug/Utility space. The inner hall then leads to the extended kitchen breakfast room. This is an excellently fitted kitchen with a range of integrated appliances, space for American fridge freezer, large breakfast bar and French doors opening onto the rear garden.

To the first floor we have three bedrooms two of which are doubles one of which having fitted storage. The third is a smaller double with build in storage. The family bathroom, is access of the landing and is fitted with bath and shower over, wash basin and toilet with vanity storage. The landing also has access to the drop down loft ladder.

To the rear we have a landscaped garden with large attractive sandstone patio that follows round to the side of the property where there is potential to extend (stpp). the main patio leads through a picket fence onto an area of artificial grass that follows onto to another seating area that allows access into the garden room. A lovely room set up as a bar and snug area that benefits from power and lighting.



Accommodation

Entrance Porch

Entrance Hall

Living Room

11'5" x 13'3" (3.497 x 4.044)

Snug/Utility

9'6" x 7'2" (2.902 x 2.192)

Under Stair Cloaks Storage

Ground Floor WC

Kitchen Breakfast Room

11'5" x 12'9" (3.497 x 3.907)

Bedroom One

12'6" x 8'0" (3.811 x 2.453)

Bedroom Two

10'11" x 7'2" (3.336 x 2.193)

Bedroom Three

6'11" x 6'5" (2.132 x 1.979)

Family Bathroom

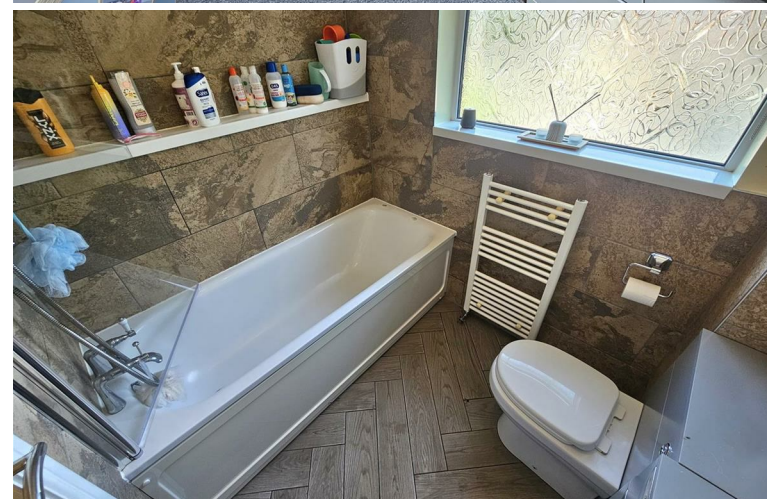
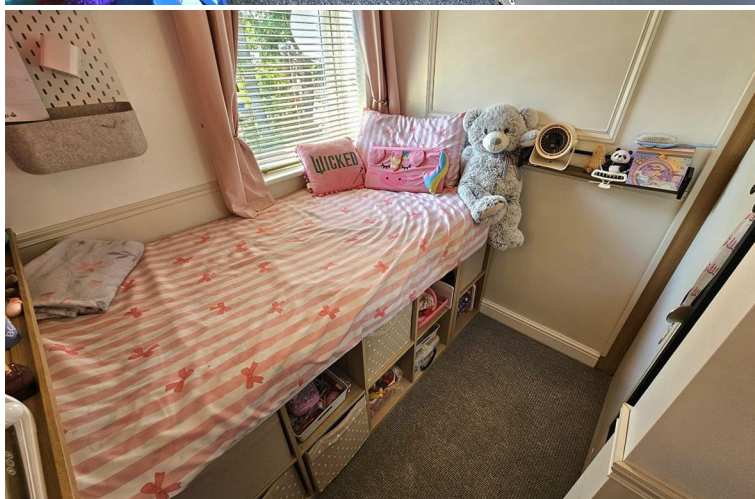
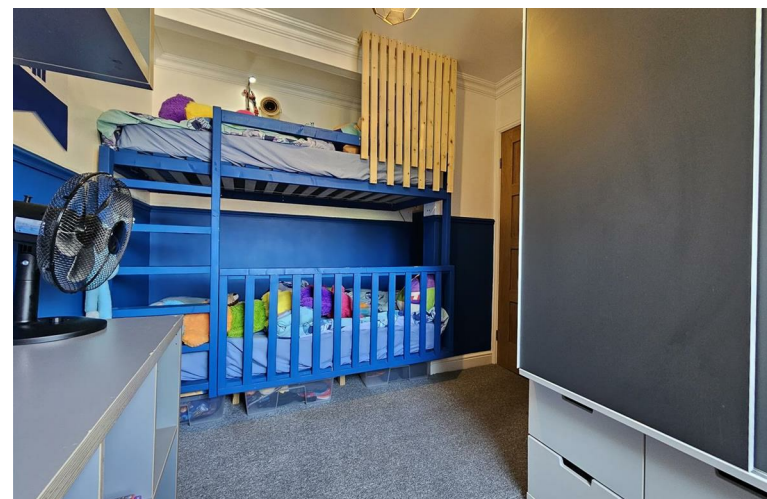
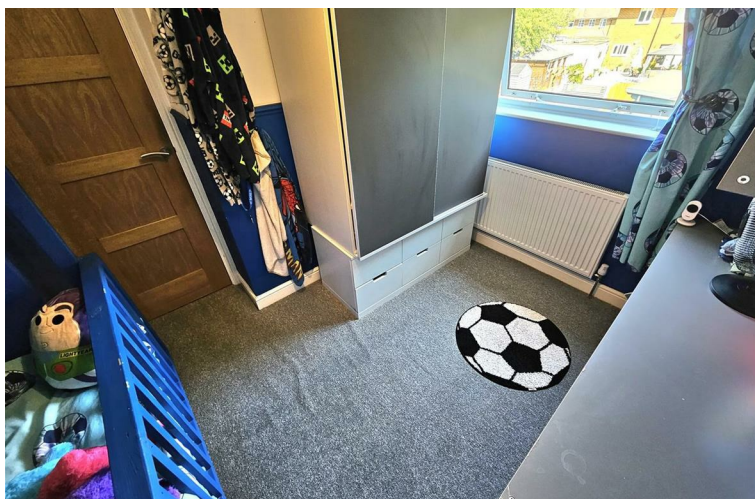
7'1" x 5'5" (2.183 x 1.660)

Garden Room/Bar/Snug

15'5" x 9'1" (4.713 x 2.781)

Private Rear Gardens

Off Road Parking



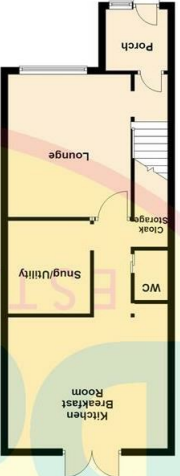
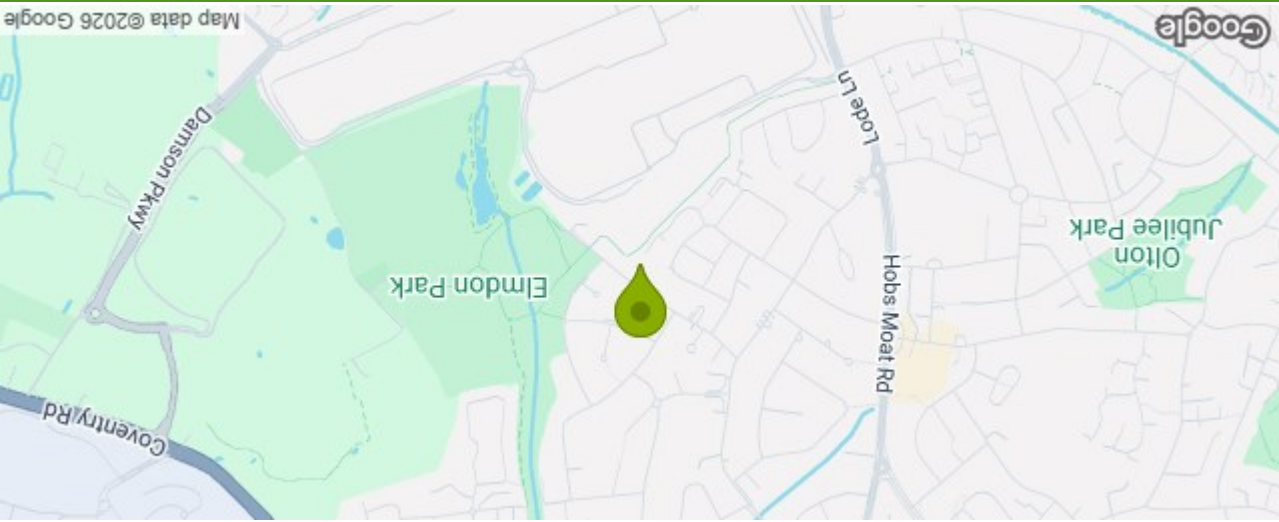
TENURE: We are advised that the property is Freehold

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 12/8/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



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

77 Cophams Close Solihull Solihull B92 9JJ
Council Tax Band: C

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.