

ENGLANDS



9 Coplow Terrace
Birmingham, B16 0DQ

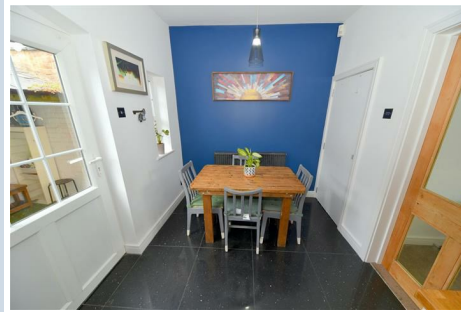
Guide Price £189,000



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A charming and considerably improved period style semi detached residence well situated at the end of a walkway of terraced houses. Central heating and double glazing as specified, hall, living room, fitted breakfast/kitchen with laundry cupboard, two bedrooms (one with built in wardrobe) bathroom/WC with shower, enclosed rear courtyard, front garden, enclosed passage/storage area with access to residents communal recreation area.

Coplow Terrace is a collection of period terraced and semi detached properties located off Coplow Street which in turn leads between Icknield Port Road and Northbrook Street with vehicular access from the latter. It is close to local shops and transport services also the delightful grounds of Edgbaston Reservoir. It is also readily accessible to City Hospital, the Queen Elizabeth Medical Complex and the University of Birmingham, as well as comprehensive leisure, entertainment and shopping facilities in Birmingham City Centre.

Approach is via a walkway from Coplow Street with a row of period terraced properties to either side. The property itself is well situated at the end of the walkway and is set back behind a lawned foregarden with flower border, brick block pathway and hedge/fencing to the boundaries

An internal inspection is essential and recommended to fully appreciate the accommodation which comprises in more detail:

ON THE GROUND FLOOR

RECEPTION HALL

Having part leaded light glazed entrance door, radiator, stairs off and high level switchboard cupboard with stained leaded light door.

LIVING ROOM FRONT

13'10" max x 12'1" max (4.22m max x 3.68m max)
Having part stained leaded light glazed entrance door from the hall, double glazed front window, recessed chimney breast, two wall light points, radiator, three high-level inset glazed blocks to the stairway area and useful under stairs storage cupboard.

FITTED BREAKFAST/KITCHEN REAR

15'6" max x 7'10" max (4.72m max x 2.39m max)
Having inset 1 1/2 bowl single drainer sink top with mixer tap and drawer below, further base units with wood block style worktops over, tall wall cupboards, Neff induction hob with tiled splashback and "AEG" hood over, also "Neff" oven below. Integrated Indesit refrigerator, Bosch freezer and dishwasher all with matching facias, two double glazed windows and double glazed door to the rear courtyard area, tiled floor and radiator. Leading off is an under stairs laundry cupboard having plumbing facility and power connection.

ON THE FIRST FLOOR

LANDING AREA

Having hatch and ladder access to the loft space with some boarding.

BEDROOM ONE FRONT

12'2" max to wardrobe front inc recess x 10'5" (3.71m max to wardrobe front inc recess x 3.18m)
Having radiator, double glazed window with delightful outlook down the terrace walkway, also large built-in sliding mirrored door wardrobe/storage area which also houses the "Worcester" gas fired boiler.

BEDROOM TWO REAR

11'4" max x 7'5" max (3.45m max x 2.26m max)
Having radiator and double glazed window.

BATHROOM WC REAR

7'10" max including both by 7'8" max (2.39m max including both by 2.34m max)

Having low flush WC, pedestal basin with mixer tap and tiled splash back, also panelled bath with mixer tap, shower unit over, side screen and cosmetics shelf to the rear with storage facility beneath. Tiled floor, towel radiator, recessed ceiling spotlights, electric shaver point, obscured double glazed rear window and high-level inset glass blocks to the landing area.

OUTSIDE

ENCLOSED COURTYARD AREA

Having artificial grassed area, decking, exterior tap and lighting.

GARDEN STUDIO

15'9" x 3'6" max (4.82 x 1.08 max)

Having UPVC double glazed sliding doors, double glazed windows, wall-mounted electric heater and ceiling light point.

USEFUL ENCLOSED SIDE PASSAGEWAY AREA

Providing good storage facilities and having radiator, power and lighting connections, also further side access door to:

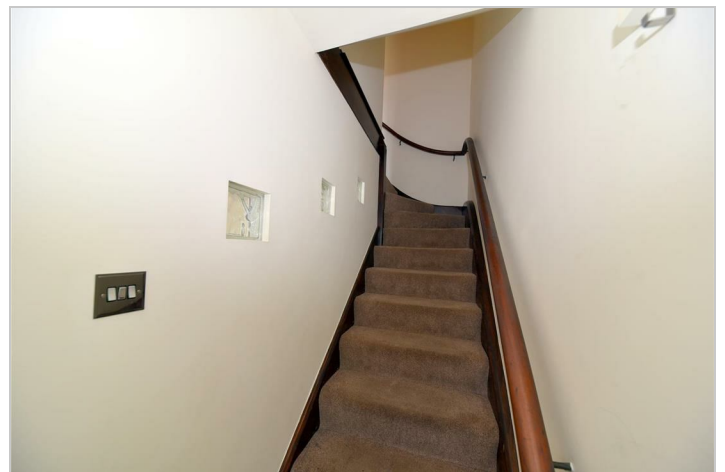
Residents communal recreation area.

ADDITIONAL INFORMATION

Council tax band A.

Tenure: Freehold.





Road Map



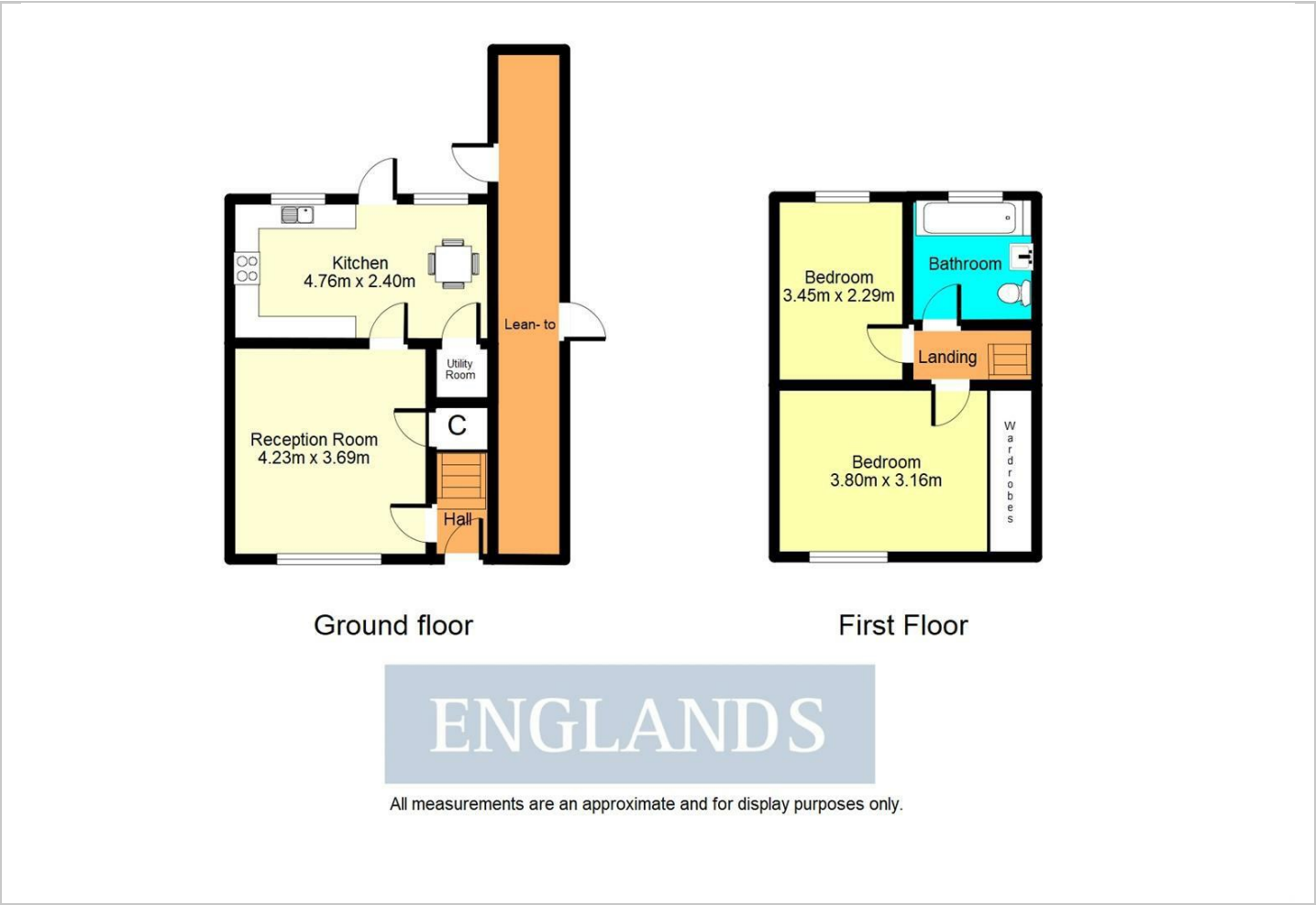
Hybrid Map



Terrain Map



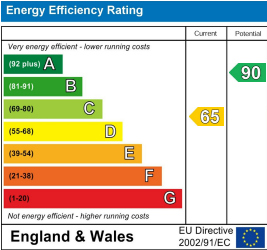
Floor Plan



Viewing

Please contact our Englands - Harborne Office on 01214271974 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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