



**DM&Co.**  
SALES & LETTINGS

**12 ELMDON COPPICE  
SOLIHULL  
B92 0PL**

This large, modern, four-bedroom family home is set in a delightful cul-de-sac in Solihull and sits on a generous plot. With four good sized bedrooms and open plan living, this property is a perfect family home.

DON'T TAKE LIFE TOO SERIOUSLY  
NOBODY GETS OUT ALIVE ANYWAY



Enter through a welcoming wide porch into a spacious hallway. To the left, the large lounge boasts a bay window, flooding the room with natural light. The right side reveals a convenient W/C. The heart of the home is the open-plan kitchen diner, seamlessly extending into a splendid conservatory, perfect for family gatherings or relaxing. Additionally, a utility room provides practical access to the double garage.



The upstairs hosts three generously sized double bedrooms and a large single bedroom. The principal bedroom stands out with its spacious en-suite and built in storage. The family bathroom, beautifully appointed, completes the upstairs.







Outside, the property boasts a beautifully landscaped garden, featuring a well-maintained lawn and side access for convenience. The large double garage provides ample space for vehicles and storage, complementing the ample parking available on the driveway. The south-east facing garden, a blend of aesthetics and functionality, is an ideal space for relaxation and outdoor activities and offers a useful garden shed with electric points. Access to the rear is provided via dual side gates.



## FEATURES

- Detached Four-Bedroom Home
- Light Lounge with Bay Window
- Open-Plan Kitchen Diner
- Spacious Conservatory
- Convenient Porch and WC
- Three Double Bedrooms
- Large Principal Bedroom with En-suite
- South East Facing Landscaped Garden
- Large Double Garage
- Potential to Extend (STPP)

## SIZE

Total - 1,679.9 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council E

## SERVICES

All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

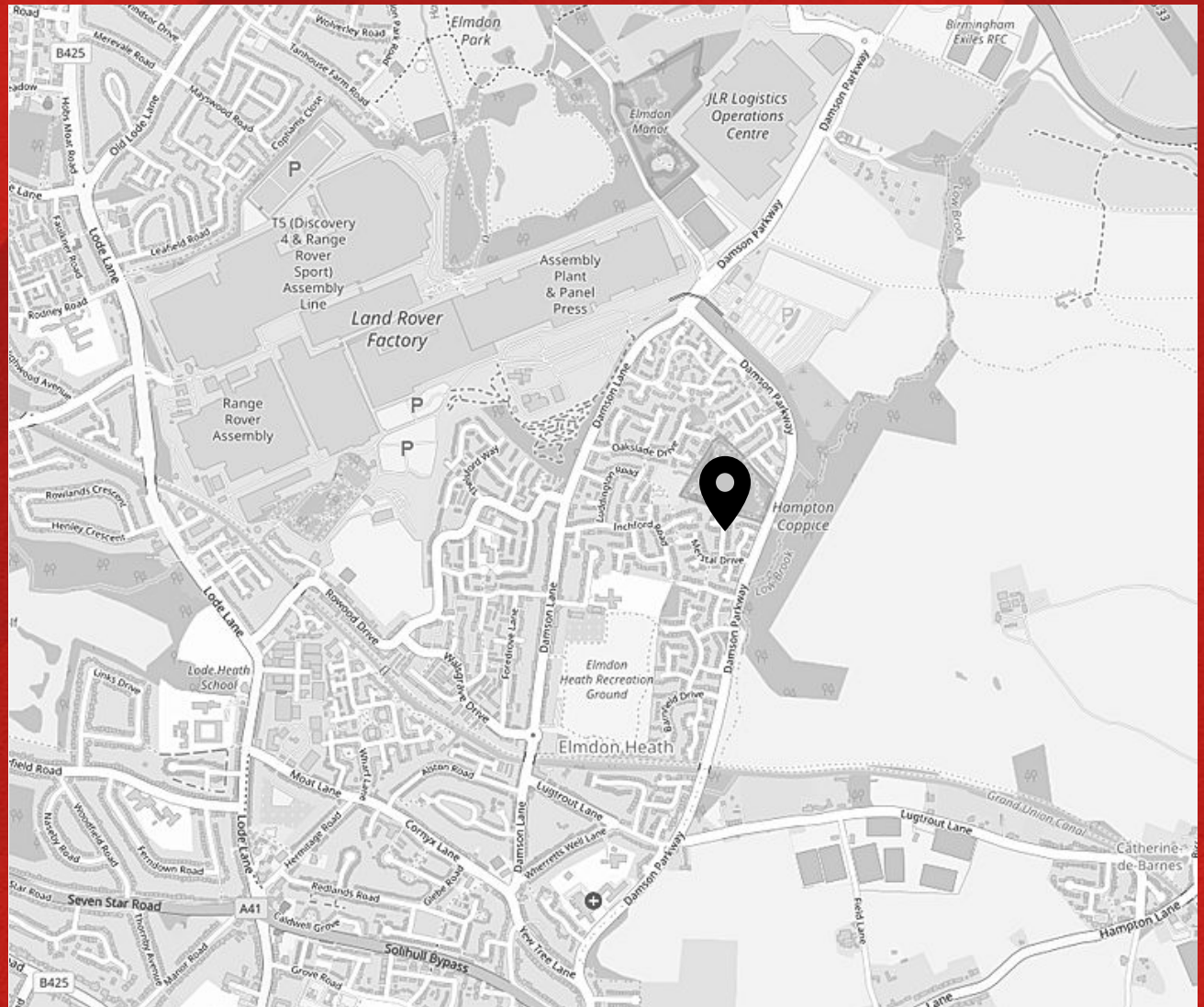
## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 0121 775 0101

@ sales@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.\*

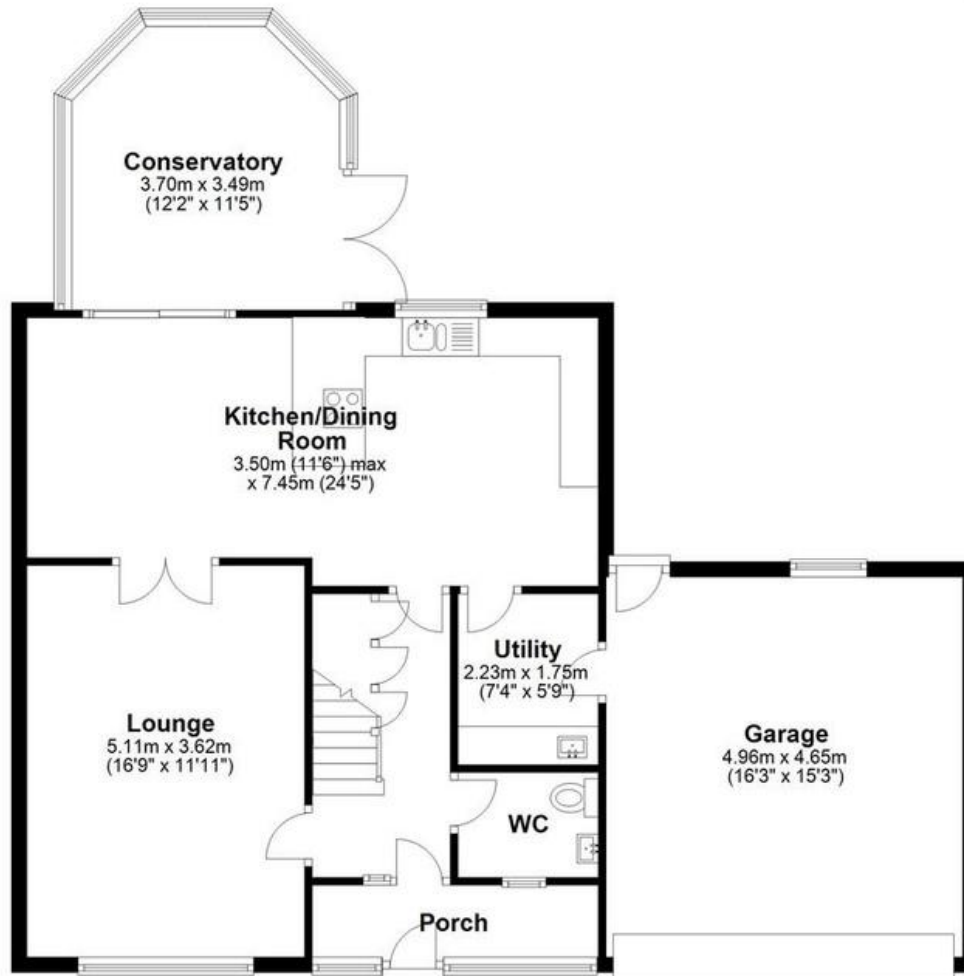


## LOCATION

Situated in a family-friendly neighbourhood, this property is ideally located close to local amenities, schools, and parks, offering a perfect balance of community and privacy. The area is known for its pleasant surroundings, making it a desirable location for families and professionals seeking a peaceful yet connected lifestyle. There is easy access to motorway, rail links and airport, making commuting a breeze.

### Ground Floor

Approx. 97.8 sq. metres (1053.2 sq. feet)



### First Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



Total area: approx. 155.8 sq. metres (1676.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>	65	75
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.EPC4U.COM			



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