

# ELTONS

Estate Agents

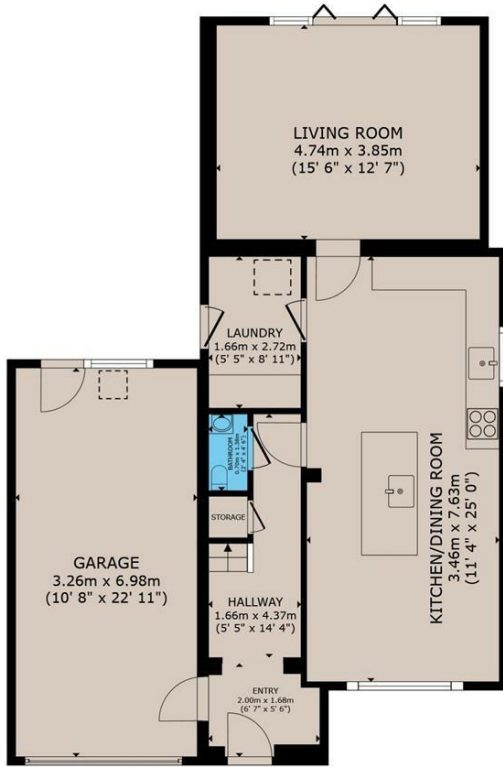


## COPSE COTTAGE WINTERPIT LANE MANNINGS HEATH

£870,000  
FREEHOLD

- NEWLY RENOVATED AND FINISHED TO AN EXCEPTIONAL STANDARD
- BEAUTIFUL FOUR BEDROOM DETACHED HOME
- LARGE LANDSCAPED GARDEN FEATURING GARDEN STUDIO EQUIPPED WITH FULL POWER AND W/C
- INTEGRAL GARAGE SUITABLE FOR CONVERSION OR FLEXIBLE USE STPP
- STANDOUT KITCHEN WITH FULLY INTEGRATED APPLIANCES
- UTILITY ROOM
- THREE STUNNING BATHROOMS
- DRIVEWAY SUITABLE FOR SIX VEHICLES
- HIGHLY SOUGHT AFTER LOCATION
- FANTASTIC SCHOOL CATCHMENT

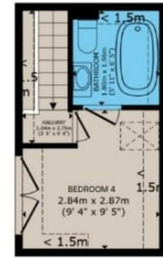




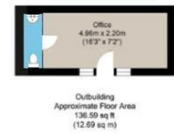
FLOOR 1



FLOOR 2



FLOOR 3



Outbuilding  
Approximate Floor Area  
12.69 sq. m



GROSS INTERNAL AREA  
 FLOOR 1 186.5 m<sup>2</sup> (930 sq.ft.) FLOOR 2 60.2 m<sup>2</sup> (648 sq.ft.) FLOOR 3 10.5 m<sup>2</sup> (113 sq.ft.)  
 TOTAL 157.2 m<sup>2</sup> (1691 sq.ft.)  
 SUMMER HOUSE 12.69 m<sup>2</sup> (136.59 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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