



Coppice Road, Walsall Wood



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Offers in excess of £320,000



Key Features

- Popular location
- Detached family home
- Beautifully presented throughout
- Large summer house in rear garden
- Three bedrooms
- Shower room
- EPC rating D
- Freehold





****BEAUTIFULLY PRESENTED THREE BED DETACHED FAMILY HOME**** Goodchilids is pleased to present this immaculate three bedroom detached property in the sought after area of Walsall Wood close to the ever popular Aldridge area, sought after for it's village with boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities are the Oak Park Leisure centre and the fabulous Fairlawns hotel, spa and health centre which is just a short drive away. Aldridge is a hit with families looking for outstanding and good schools in the area. Local secondary schools include Aldridge school, St Francis of Assisi, the outstanding Queen Mary's Grammar school for boys and High school for girls.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



In brief the property comprises of an inviting entrance hall, lounge, kitchen diner, utility room, downstairs w.c, private garden with large summer house and side access, garage and large driveway. Upstairs comprises of three bedrooms and family shower room and benefits from gas central heating and double glazing throughout.

Tenure: Freehold

Council tax band: C

EPC: D







Frontage

Large block paved driveway offering off road parking for multiple vehicles.

Lounge 3.48 x 4.43m

Having bay window allowing in plenty of natural light.

Kitchen 6.94m x 2.60m

Open plan kitchen and dining area having matching wall and base units and French doors out into the rear garden. Offers access to the garage and utility and W.C.

Bedroom One 3.00m x 4.22m

Double bedroom having bay window allowing in plenty of natural light and fitted wardrobes.

Bedroom Two 2.65m x 3.10m

Double bedroom having fitted wardrobes.

Bedroom Three 2.12m x 2.10m

Single bedroom at the front of the property with fitted units.

Shower room 2.42m x 2.22m

Wet room having large walk in mains shower, vanity basin unit and w.c.

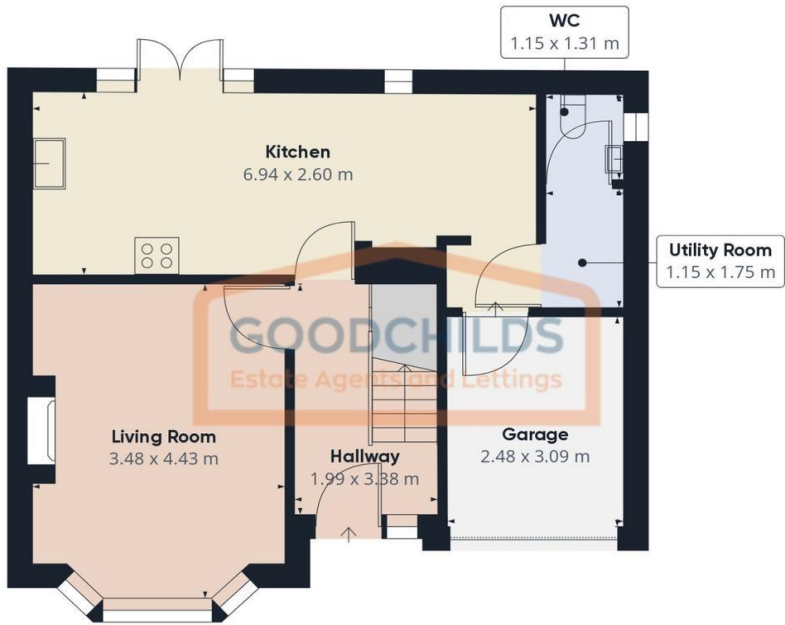
Rear garden

Large wrap around garden having gate access on each side of the property, large patio area and large summer house with electrics.

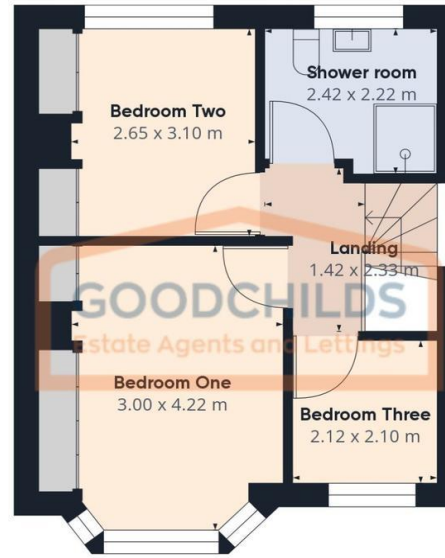








Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area⁽¹⁾
103.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

