



Keable Homes Ltd
Sales & Lettings

Coppice Close

Cheslyn Hay, Walsall, WS6 7EZ

- FOUR BEDROOMS
- MODERN DECOR
- MODERN KITCHEN
- CUL-DE-SAC LOCATION

Asking Price Of £240,000

EPC Rating '58'





Property Description

Keable Homes are thrilled to bring to the market this extended, four bedroom semi detached home set in a quiet cul-de-sac location. With two large double bedrooms, and two well proportioned single rooms, this is a fantastic opportunity for a family looking for extra space!

The property is located close to sought after Glenthorne Primary School, and is within easy reach of the M6, M6 Toll and A5, as well as being close to public transport links and all local amenities. Being sat at the head of the cul-de-sac, the property is perfect for any buyer looking for a quiet location.

The property briefly comprises of an entrance hallway, spacious lounge diner, modern kitchen, utility room, conservatory and garage to the ground floor, and four bedrooms and a family bathroom to the first floor. To the rear there is a garden with decked patio and the majority laid to lawn. To the front is a gravel and paved driveway providing parking for two or more





vehicles.

APPROACHED VIA -

a gravelled and concrete-print driveway leads to a UPVC double glazed front door, opening into:

ENTRANCE HALLWAY

(3.84m x 1.82m) - with laminated flooring, a central heating radiator and ceiling spotlights. The stairs lead up to the first floor, and there are doors leading through into the living room and kitchen.

LIVING ROOM

(4.57m x 3.36m) - a bright space with a UPVC double glazed square bay window to the front, laminated flooring, ceiling light point and central heating radiator. An modern feature fireplace with sleeper surround provides a focal point for the room. The room is open plan flowing into:

DINING ROOM

(3.61m x 3.09m) - with laminate flooring, a ceiling light point, central heating radiator and double glazed sliding doors opening into:

CONSERVATORY

(3.15m x 2.59m) - a really useful extra space with UPVC double glazed windows to two sides and sliding doors opening onto the decked patio.

KITCHEN

(3.15m x 2.11m) - with a range of wall and base units with laminated work surface over. There is an integrated electric hob and electric double eyeline oven, extractor hood and fridge. There is space for a dishwasher, a tiled floor and tiled splashbacks and a stainless steel sink with drainer and mixer tap. The UPVC double glazed window overlooks the rear garden, there are ceiling spotlights and a further door leads through into:

UTILITY ROOM

(3.29m x 2.08m) - with wall and base units along one wall with a laminated work surface over. There is a stainless steel sink and space for a washing machine, tumble dryer and an American style fridge freezer. The UPVC double glazed window and door open onto the decked patio area. The flooring is tiled, and there are tiled splashbacks and ceiling light. A further door leads through into:

INTEGRAL GARAGE

(4.80m x 2.30m) - with ample space to park a vehicle, there is an up and over door to the front and





electrics, lighting and shelving internally. There is the potential to convert should the new owner require further living space.

TO THE FIRST FLOOR -

LANDING -

an attractive large landing with carpeted flooring, a UPVC double glazed window overlooking the front, a central heating radiator and doors leading to all four bedrooms and the family bathroom. There is a useful storage cupboard with shelving and the loft access hatch.



BEDROOM ONE

(3.68m x 3.85m) - a large double room with fitted wardrobes along one side, laminate flooring, ceiling light point and central heating radiator. The UPVC double glazed window overlooks the front of the property.

BEDROOM TWO

(3.68m x 3.55m) - a further double room with wardrobes, laminate flooring, a central heating radiator and ceiling light point. The UPVC double glazed window overlooks the rear garden.



BEDROOM THREE

(3.84m x 2.09m) - a large single room having been re-plastered and decorated by the current owners. The flooring is carpet, there is a central heating radiator, ceiling light point and the UPVC double glazed window overlooks the front. To allow for extra space, the current owners have built a fitted single bed into the room.

BEDROOM FOUR

(3.44m x 2.09m) - a further large single room with carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the rear.



FAMILY BATHROOM

(2.55m x 1.75m) - with a white suite comprising of a panelled bath with mains fed shower over, a low level WC and a pedestal hand wash basin. There is a chrome heated towel radiator, ceiling spotlights and a UPVC double glazed window overlooking the rear garden. There is an airing cupboard housing the combination boiler. The flooring is vinyl and the room is part tiled.

TO THE REAR -

the garden is mostly laid to lawn with some shrubs



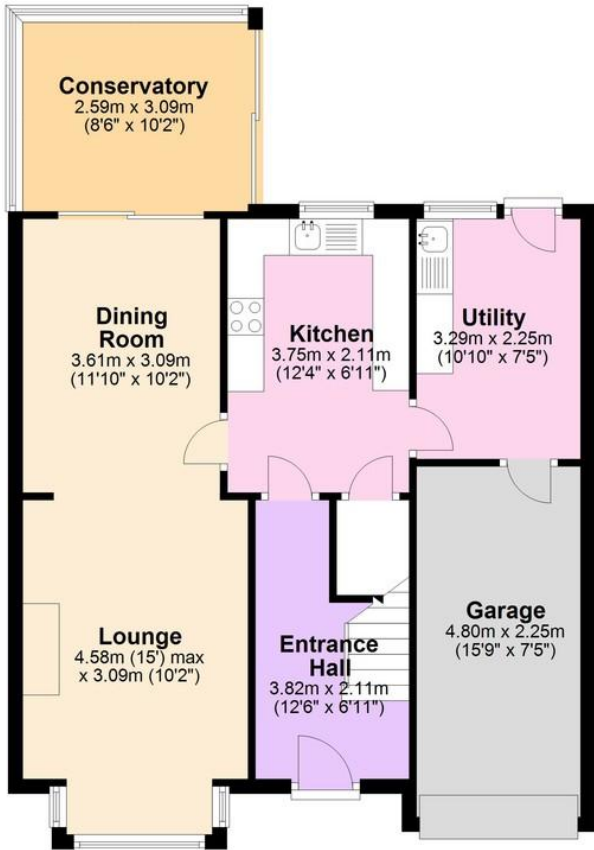
and trees provide privacy. The patio area is a raised deck to make the most of the sun. A wooden built children's playhouse is also to be left for the new owners.

Please note: all measurements are approximate and intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.

We do advise an early viewing, all viewings subject to appointment via the agents, Keable Homes Ltd.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		

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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