



**Keable Homes Ltd**  
Sales & Lettings

## **Coppice Close**

Cheslyn Hay, Walsall, WS6 7EZ

- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- MODERN BREAKFAST KITCHEN
- STUDY

**Asking Price Of £450,000**

EPC Rating '74'







## Property Description

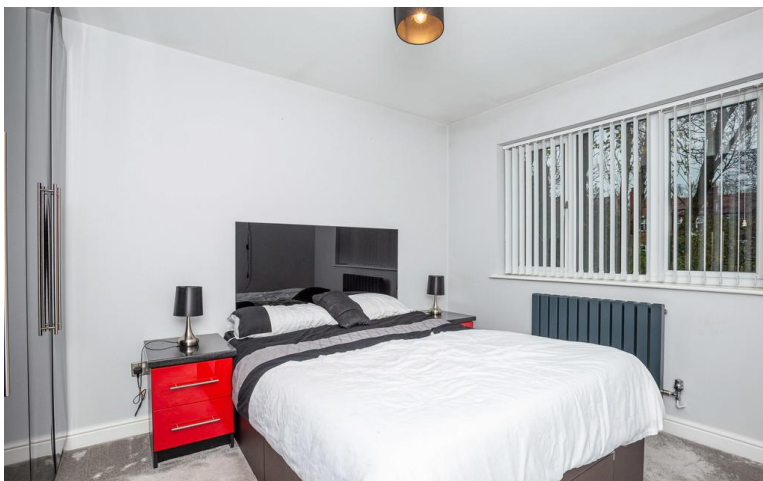
Keable Homes are delighted to bring to market this exceptionally well presented, four double bedroom family home on an excellent plot. Located at the head of a quiet and popular cul-de-sac, the electric gates with intercom system, enclose a double garage, car port and huge block paved driveway that leads up to the property.

Internally, the property is clean and modern throughout, with a high gloss breakfast kitchen with matching utility space, three reception rooms and guest WC. To the first floor are four large double bedrooms with a dressing room and en-suite to the master, and a modern family bathroom. A number of rooms also benefit from under floor heating. We highly recommend an early viewing to fully appreciate the high quality fixtures and fittings that have been used throughout.

Externally, the property benefits from the huge driveway to the fore, and the private and enclosed rear







garden boasts a hot tub to be included in the sale, and an artificial grass garden providing an attractive family friendly space with minimal maintenance. The current owners have CCTV cameras for additional peace of mind and security.

#### **APPROACHED VIA -**

electronic gates with intercom, a block-paved driveway leads to the double garage, car port and the composite front door, opening into:

#### **ENTRANCE HALLWAY**

(5.10m x 1.68m) - a large welcoming space with laminated flooring, two ceiling light points, doors leading through to the study, living room, kitchen and guest WC. The stairs lead up to the first floor with useful storage underneath.

#### **LIVING ROOM**

(5.10m x 3.80m) - with high quality carpeted flooring, two ceiling light points, central heating radiator and a UPVC double glazed bow window overlooking the front. Double doors open to lead through into:

#### **DINING ROOM**

(3.80m x 3.10m) - with the carpet continuing through, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the rear garden.

#### **BREAKFAST KITCHEN**

(4.80m x 3.10m) - with a range of high gloss wall, base and full size units with granite work surface over. The room benefits from an integrated double oven, dishwasher, microwave oven, gas hob and extractor hood. There is a single sink with mixer tap over and space for an American style fridge freezer. The flooring is laminate and there are eye-catching splashbacks. There are spotlights to the ceiling, under floor heating and a large UPVC double glazed window overlooks the conservatory to the rear. A composite door leads through into:

#### **CONSERVATORY**

(5.72m x 4.30m) - with laminated flooring, UPVC double glazed window to three sides and double patio doors opening into the garden. There is also a ceiling light point and under floor heating.

#### **STUDY**

(3.02m x 2.41m) - a useful space benefiting from fitted office furniture. There is carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed bow window overlooking the front.



### UTILITY ROOM

(1.90m x 1.55m) - with the high gloss base units continuing and space for a washing machine and tumble dryer. There is a single sink inset, a composite double glazed door to the side, under floor heating and a central heating radiator.

### GUEST WC

(1.55m x 1.02m) - with a modern white suite comprising of a low level WC and vanity hand wash basin. There is a chrome towel radiator, laminate flooring and part tiling to the walls.



### TO THE FIRST FLOOR -

### LANDING

(4.78m x 1.68m) - a striking galleried landing with carpeted flooring, a loft access hatch with pull down ladders, a central heating radiator and UPVC double glazed window overlooking the front. Also allowing access to all bedrooms and the family bathroom.

### MASTER BEDROOM

(4.06m x 3.60m) - with carpeted flooring, a central heating radiator and a ceiling light point. The UPVC double glazed window overlooks the front.

### MASTER DRESSING ROOM -

with a range of hanging spaces and drawer spaces to provide a walk in wardrobe. With a ceiling light point and carpeted flooring.

### MASTER EN-SUITE

(3.10m x 1.60m) - having been refitted by the current owners, and comprising of a corner shower cubicle with mains fed jet shower and a vanity unit housing the hand wash basin and low level WC. The walls and floor are fully tiled and the UPVC double glazed window overlooks the side. There is a chrome towel radiator and ceiling lights.



### BEDROOM TWO

(3.10m x 3.00m) - with built in four door wardrobes, this spacious double room has carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the rear.

### BEDROOM THREE

(4.06m x 3.00m) - a further large double room with carpeted flooring, ceiling light point, central heating radiator and UPVC double glazed window overlooking the rear garden.







#### **BEDROOM FOUR**

(3.10m x 3.00m) - with striking fitted furniture to include wardrobes and drawers. The flooring is carpeted, there is a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the front of the property.

#### **FAMILY BATHROOM**

(2.50m x 1.68m) - with tiling to the floor and walls, a squared 'P' shaped bath with shower over with screen, a vanity hand wash basin and low level WC. There are ceiling lights, a central heating radiator and a UPVC double glazed window overlooks the rear garden.

#### **OUTSIDE -**

##### **DOUBLE GARAGE -**

with electric double door to the front, and double glazed side door. There are electricity points and lighting.

##### **CAR PORT -**

a large covered space allowing parking for two vehicles.

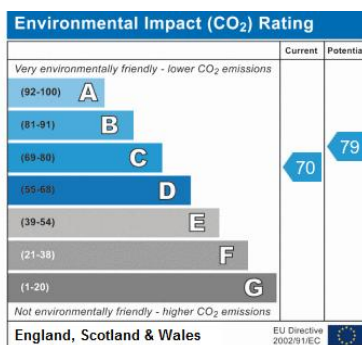
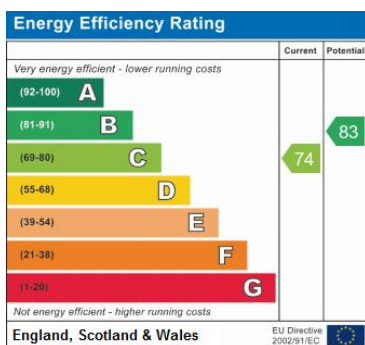
##### **REAR GARDEN -**

a fully enclosed space with gated access to each side. The hot tub will remain for the new owners, and the majority of the garden has been laid with artificial grass creating a low maintenance, family friendly space.



An early viewing is highly advised due to the popularity of this property and it's location. All viewings are strictly by appointment only via the agent, Keable Homes Ltd.

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



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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 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 are advised to recheck the measurements