



Webbs

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Coppice Road | Walsall | WS9 9BL

Asking Price £450,000

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estate agents

Summary

** FABULOUS OPPORTUNITY TO OWN THIS SUPERB FAMILY SIZED DETACHED RESIDENCE ** SPACIOUS, IMPROVED AND WELL MAINTAINED THROUGHOUT ** FOUR DOUBLE SIZED BEDROOMS ** POPULAR AND CONVENIENT LOCATION WITH EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS ** PRIVATE REAR GARDEN ** PLAY/DAY ROOM ** STUDY/CLOAKROOM ** BREAKFAST ROOM ** SPACIOUS MAIN LIVING ROOM WITH INGLENOOK FIREPLACE ** DINING ROOM ** CONSERVATORY ** MODERN KITCHEN ** UTILITY ROOM/GUEST WC ** BATHROOM AND EN SUITE ** DRIVEWAY TO THE FRONT AND GATED DRIVE TO SIDE ** LARGE GARAGE ** ADDITIONAL OUTBUILDING/STORES ** PLANNING PERMISSION FOR TWO STOREY EXTENSION(ask agent for more details) ** DON'T BE DISAPPOINTED EARLY VIEWING ADVISED **

Webbs Estate Agents have the pleasure of bringing to the market this superb detached property that offers family sized living space throughout having been improved and well maintained to a high standard whilst being situated in a popular and convenient location close to amenities, shops and schools. In brief, the ground floor consists of a large entrance hall, play/day room, cloakroom/study, open plan living room with inglenook fireplace and dining room, conservatory, kitchen, breakfast room, utility room/washroom/ WC. The first floor landing provides access to four double sized bedrooms, family bathroom and en suite. Externally the property has a front driveway providing ample parking, gated access to further parking and a large garage. There are further attached outbuilding/stores. The rear garden is private with plenty of space to enjoy outdoor living. EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT!!!! Call Aldridge office on 01922 288800.

Key Features

- SPACIOUS IMPROVED AND WELL MAINTAINED FAMILY SIZED DETACHED PROPERTY
- PLAY ROOM, STUDY, WASHROOM WC, BREAKFAST ROOM AND CONSERVATORY
- IMPRESSIVE MODERN FITTED KITCHEN
- POPULAR AND CONVENIENT LOCATION CLOSE TO SHOPS, SCHOOLS AND AMENITIES
- CONSIDERABLE PARKING BOTH TO FRONT AND GATED TO SIDE
- FOUR DOUBLE BEDROOMS WITH MODERN FAMILY BATHROOM AND EN SUITE
- OPEN PLAN MAIN LIVING ROOM AND DINING ROOM WITH INGLENOOK FIREPLACE
- LARGE GARAGE AND ADDITIONAL OUTBUILDING/STORES
- PRIVATE REAR GARDEN

Rooms and Dimensions

Entrance hall

Play/day room

9'6" x 8'1" (2.91m x 2.47m)

Cloakroom/study area

9'1" x 5'8" (2.77m x 1.73m)

Living room with 'inglenook fireplace'

17'6" x 13'4" (5.35m x 4.07m)

Dining room

10'11" x 10'11" (3.34m x 3.34m)

Conservatory

11'2" x 10'10" (3.41m x 3.32m)

Kitchen

14'4" x 10'11" (4.38m x 3.33m)

Breakfast room

10'11" x 5'4" (3.34m x 1.63m)

Utility/wash room WC

8'11" x 6'6" (2.73m x 1.99m)

First floor landing

Bedroom one

17'7" x 13'3" (5.36m x 4.05m)

En suite

10'11" x 7'11" (3.33m x 2.42m)

Bedroom two

10'11" x 11'2" (3.34m x 3.41m)

Bedroom three

10'11" x 9'7" (3.33m x 2.93m)

Bedroom four

9'9" x 8'0" (2.98m x 2.46m)

Family bathroom WC

9'8" x 9'4" (2.96m x 2.87m)

Front driveway and gated side driveway

Large garage

29'5" x 18'11" (8.99m x 5.79m)

Multi functional outbuilding/store

19'2" x 8'0" (5.86m x 2.44m)

Brick garden store

8'2" x 7'10" (2.49m x 2.40m)

Attached side storage room

9'6" x 6'6" (2.91m x 2.00m)

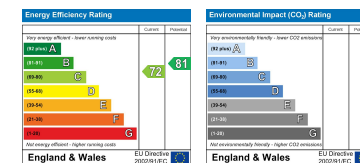






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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