



Connells

Gurnard Close
Coppice Farm Willenhall



Property Description

Connells Wolverhampton have the delight to bring to the market this significantly extended and improved two bedroom semi detached family property in a cul-de-sac location. The property is in immaculate condition and should be viewed in order to appreciate.

The property comprises entrance hall, large entertainment style lounge, extended kitchen diner, two bedrooms and large bathroom with bath and separate shower cubicle. Externally there is a front garden & rear gardens, large front and side driveway and double detached garage to rear.

The Location & Area

Situated on the ever popular Coppice Farm estate which offers fantastic commuting access to the M54 and M6 motorways. There is a wonderful selection of local shopping within Wednesfield, Bentley Bridge, Bloxwich and Willenhall areas. New Cross Hospital along with popular schools are also nearby.

Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to lounge.

Lounge

12' 3" x 10' (3.73m x 3.05m)
Double glazed window to front, central heating radiator, door to kitchen, door to entrance hall.

Kitchen Diner

19' 3" x 12' 4" (5.87m x 3.76m)
Two skylights to rear, double glazed sliding french doors to rear garden, a range of wall and base units with integrated appliances including fridge freezer, oven, hob and extractor, dishwasher, washing machine, inset sink, central heating radiator, feature spotlights, space for dining table and chairs.



First Floor Landing

Doors to various rooms, loft access.

Bedroom One

9' 6" x 13' 1" (2.90m x 3.99m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

6' 4" x 6' 3" (1.93m x 1.91m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bathroom

Double glazed window to rear, bath, low flush toilet, vanity sink, custom built shower area with waterfall shower, spotlights, extractor fan, central heating radiator, door to first floor landing.

Detached Double Garage

15' 9" x 12' 9" (4.80m x 3.89m)

Up and over door to front, power, light.

Outside Front

Lawned area, large driveway area leading to the side of the property.

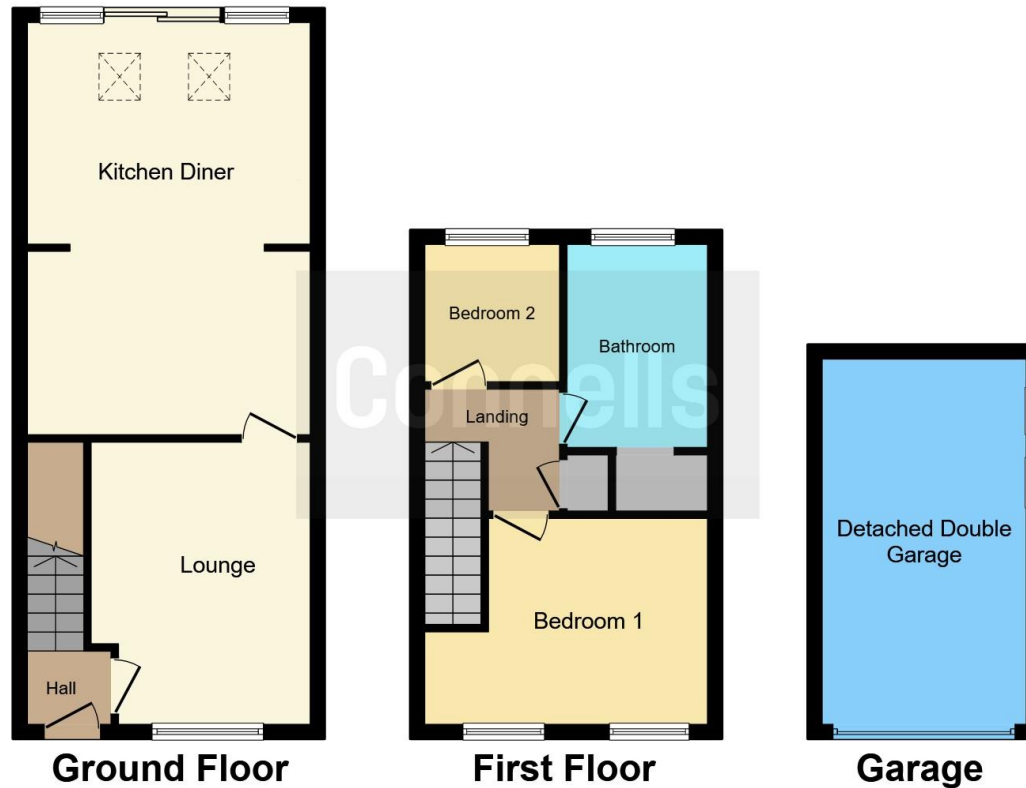
Outside Rear

Good size enclosed rear garden, panelled fences, lawned area, plants, trees and shrubs.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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