



**Connells**

Gurnard Close  
Coppice Farm Willenhall



### Property Description

The award winning Connells Wolverhampton branch welcome to the market Gurnard Close, a beautifully presented two-bedroom semi-detached home nestled in the highly sought-after Coppice Farm / Willenhall area. This charming residence is perfect for first-time buyers, investors or anyone looking to downsize. This home also has the added benefit of having no onward chain.

Upon entering the property, you are greeted by a porch leading into the entrance hallway. The spacious lounge is an inviting space, ideal for relaxation and entertaining, while the well-appointed kitchen/diner provides a modern space and overlooks the rear garden.

Venturing upstairs, you will discover two double bedrooms, each offering ample natural light and space for your personal touches. The modern bathroom completes the upper floor, providing a stylish and functional area for everyday use.

Externally, the property features off-road parking to the front, along with a garage that includes a convenient utility area. The rear garden is a delightful retreat, boasting paved patio areas for outdoor dining and an easy-to-maintain artificial lawn, making it an ideal space for enjoying the outdoors without the upkeep.

Don't miss the opportunity to make this wonderful property your own. Contact the Connells Wolverhampton branch today to arrange a viewing!

### Location And 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.

### Approach

Set back from the roadside behind a driveway for ample parking, front garden and access the main accommodation and garage.

### Porch

Double glazed windows, wall light and door to the entrance hallway.

### Entrance Hallway

Radiator, stairs rising to the first floor, ceiling light point and door leading to the lounge.

### Lounge

13' x 13' into recess ( 3.96m x 3.96m into recess )

Double glazed window to the front, electric fireplace, radiator, ceiling light point and doors to the entrance hallway and kitchen/diner.

### Kitchen Diner

13' x 9' ( 3.96m x 2.74m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated double fan oven, four ring gas hob with extractor hood, partly tiled walls, plumbing point for dishwasher, two ceiling light points, radiator, door to lounge and French doors to the rear garden.

## First Floor Landing

Loft access, ceiling light point, storage cupboard, radiator and doors leading to both bedrooms and bathroom.

## Bedroom One

13' max x 9' max ( 3.96m max x 2.74m max )

Two double glazed windows to the front, storage cupboard, built-in wardrobe, ceiling light point and radiator.

## Bedroom Two

9' 10" to wardrobe x 6' max ( 3.00m to wardrobe x 1.83m max )

Double glazed window to the rear, radiator, ceiling light point and built-in wardrobe.

## Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, tiled walls, radiator, ceiling light point and extractor fan.

## Outside Rear

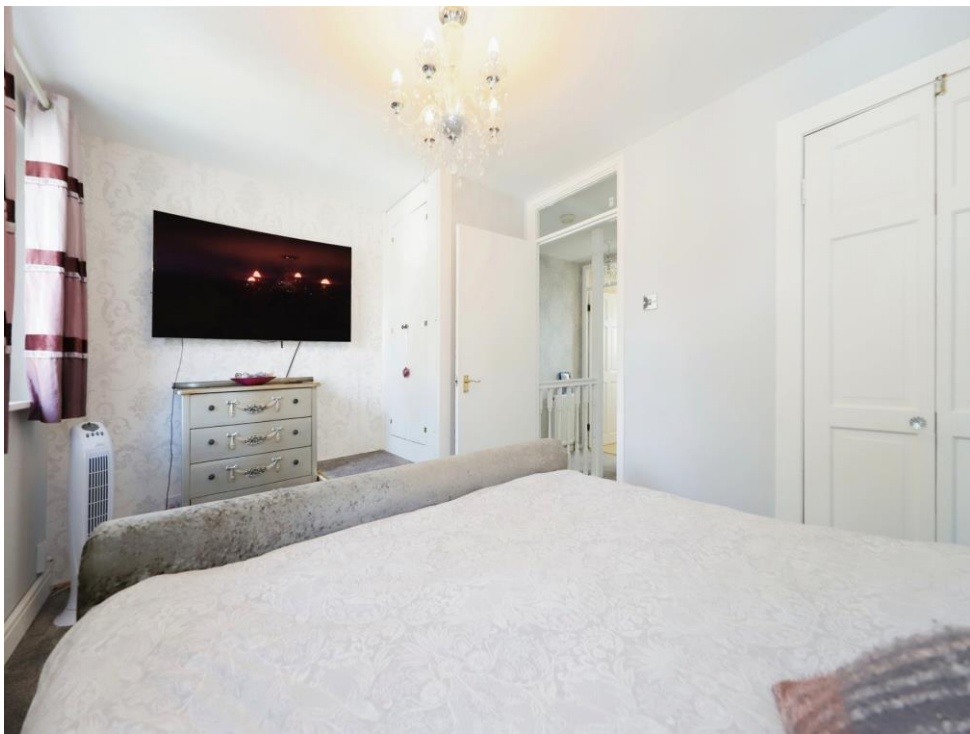
Patio area with steps down to an artificial lawn with central paved path. Garden also benefits from having an outside tap and door to the garage.

## Garage

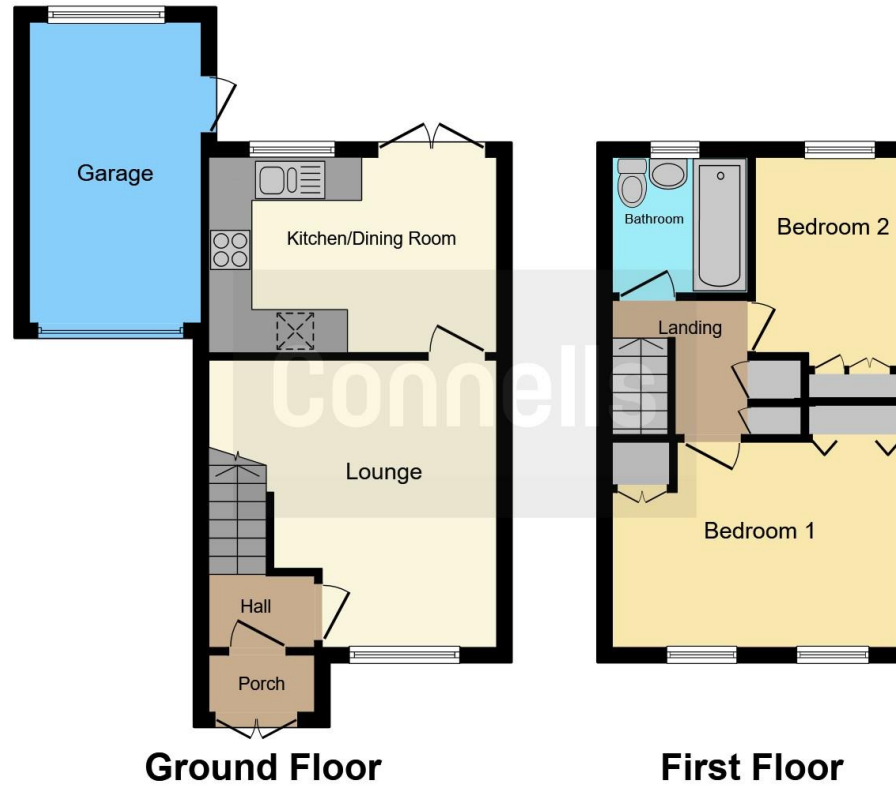
24' 10" x 7' ( 7.57m x 2.13m )

Up and over garage door, worktop with inset stainless steel sink and drainer with taps, plumbing point for washing machine, wall mounted boiler, three ceiling light points, window to the rear and door to the rear garden.









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](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH330516](http://connells.co.uk/Property/WVH330516)**

Tenure: Freehold



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