



**Connells**

Gurnard Close  
Willenhall



# Gurnard Close Willenhall WV12 5YR

for sale offers in the region of  
**£150,000**



## Property Description

The award winning Connells Wolverhampton branch welcome to the market Gurnard Close, a two-bedroom semi-detached home nestled on a corner plot 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 an entrance hallway which takes you into a spacious lounge and an adjoining kitchen / diner.

Venturing upstairs, you will discover two double bedrooms, each offering ample space and a bathroom completes the upper floor.

Externally, the property features a wrap around front garden with lawn, while to the rear is off-road parking. The rear garden is well maintained and an ideal outdoor space for the family to enjoy.

Don't miss the opportunity to make this property your own by putting on your own stamp. 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 on a corner plot with lawn to front and side, off road parking to rear.

## Entrance Hallway

Radiator, stairs to first floor, door to lounge.

## Lounge

9' 3" x 6' 7" ( 2.82m x 2.01m )

Double glazed window to front, gas fireplace, doors to hallway and kitchen/ diner.

## Kitchen/ Diner

13' 4" x 9' 3" ( 4.06m x 2.82m )

Matching wall and base units with integrated electric oven and grill, plumbing point for washing machine and dishwasher, electric hob, two ceiling light points, partly tiled walls, wall mounted boiler, double glazed window to rear, door to lounge, french doors to rear garden.

## First Floor Landing

Loft access, airing cupboard, housing the water tank, door to both bedrooms and bathroom.

## Bedroom One

11' 5" max x 9' 4" max ( 3.48m max x 2.84m max )

Two double glazed windows to front, radiator, fitted wardrobes.

## Bedroom Two

9' 3" x 6' 7" ( 2.82m x 2.01m )

Double glazed windows to rear, radiator, fitted wardrobes.

## Bathroom

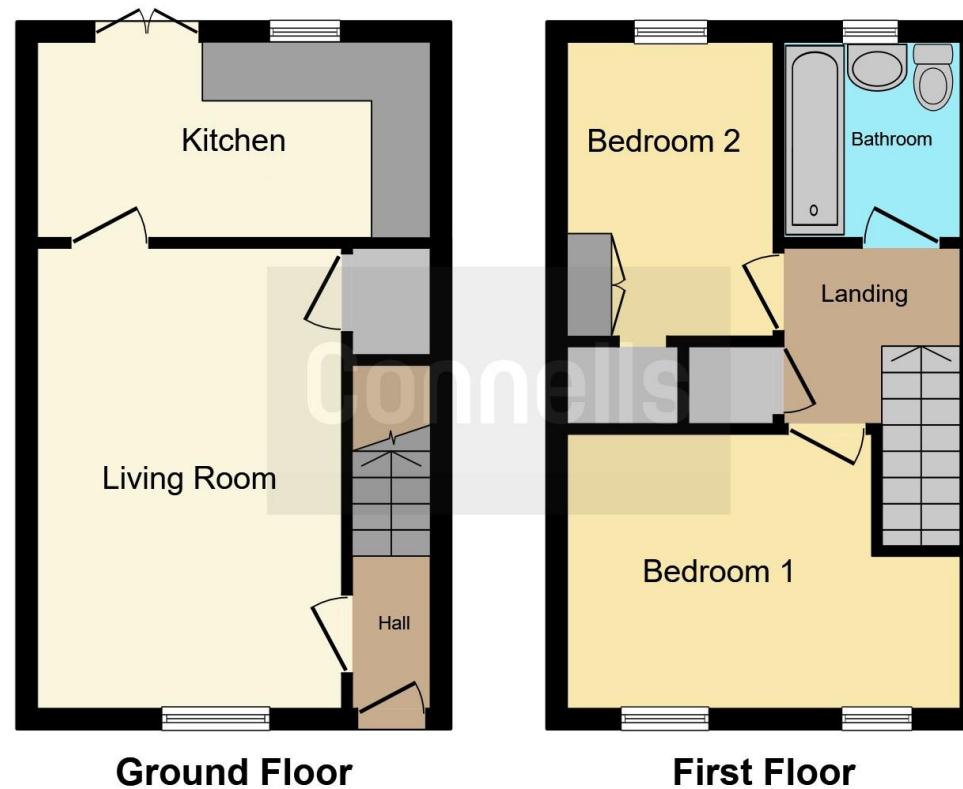
Panelled bath with shower over, low flush wc, wash hand basin, tiled walls, double glazed window to rear.

## Outside Rear

Lawn with central path, mature 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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: WVH332020 - 0002