







### Property Description

The Award Winning Connells Wolverhampton branch is proud to present this well presented three bedroom detached family home in a popular cul-de-sac location in Coppice Farm in Willenhall. The property boasts NO ONWARD CHAIN and viewing is highly recommended to appreciate the accommodation on offer. Call Connells today to book your viewing.

Internally the property comprises of a spacious porch leading to an inviting entrance hallway, a generous size lounge with dining area, adjoining conservatory and a well appointed kitchen area with quartz work tops and integrated appliances. The ground floor also has the added benefit of having a convenient ground floor wc. Heading upstairs you will find three bedrooms, en-suite shower room and family shower room both with under floor heating. Outside you will find a well presented front garden with off road parking to side. The rear garden offers a landscaped and low maintenance rear garden with access to a detached garage with power, light and potential storage above.

### The Location & Area

Situated on Coppice Farm one of the most sought after developments within the area. There is a fantastic of local schools nearby and shopping can be found within Wednesfield, Bentley Bridge retail park, Willenhall, Bloxwich and Cannock. There are bus routes linking to Wednesfield, Wolverhampton and Walsall nearby, along with M54 and M6 motorways.

### Approach

Set back from the roadside in a cul-de-sac location with front garden, off road parking and access to the main accommodation, side gate and detached garage.

### Porch

Double glazed door and windows to entrance hall, wall light.

### Entrance Hall

Double glazed door and window to front, stairs rising to first floor, ceiling light point, doors to lounge diner and kitchen.

### Ground Floor Wc

Low flush wc, wash hand basin, spotlights, heated towel rail, extractor fan.

### Lounge

15' 4" x 10' 9" ( 4.67m x 3.28m )

Double glazed window to front, gas fireplace, ceiling light point, central heating radiator, door to entrance hall, archway to dining area.

### Dining Area

8' 7" x 8' 7" ( 2.62m x 2.62m )

French doors to conservatory, archway to lounge, central heating radiator, ceiling light point.

## Kitchen

9' 4" x 8' 6" ( 2.84m x 2.59m )

Match wall and base unit with quartz work tops, sink with mixer tap, integrated washing machine, dryer, dishwasher, fridge and freezer, integrated double oven, four ring gas hob with extractor hood, wall mounted boiler, double glazed window to rear, spotlights, door to side leading to driveway.

## Conservatory

9' 7" x 9' 7" ( 2.92m x 2.92m )

Ceiling fan with light point, under floor heating, central heating radiator, french doors to dining area and rear garden.

## First Floor Landing

Double glazed window to side, loft access, airing cupboard, doors to various rooms.

## Bedroom One

12' 10" max x 11' 3" max ( 3.91m max x 3.43m max )

Double glazed window to front, ceiling fan with light point, central heating radiator, built-in Sharp wardrobes, door to en-suite, door to first floor landing.

## En-Suite

Shower cubicle, vanity wash hand basin, low flush wc, heated towel rail, ceiling spotlights, extractor fan, tiled walls, under floor heating.

## Bedroom Two

11' 6" x 6' 7" ( 3.51m x 2.01m )

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

## Bedroom Three

8' 9" x 6' 9" ( 2.67m x 2.06m )

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

## Shower Room

Double glazed window to side,, shower cubicle, vanity wash hand basin unit, low flush toilet, tiled walls, extractor fan, spotlights, heated towel rail, under floor heating, door to first floor landing.

## Outside Rear

Indian sandstone paving, lawned area, flower borders, double power point, outside tap, side gate, door to garage, lighting.

## Detached Garage

17' 9" x 9' 4" ( 5.41m x 2.84m )

Up and over door, lighting, power supply, potential storage space above.















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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**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: WVH333019 - 0004