



**Connells**

Hillbury Drive  
Coppice Farm Willenhall



### Property Description

Connells Wolverhampton have the delight to bring to the market this chain free two bedroom detached property in a popular cul-de-sac location.

The property comprises of entrance hall, large family lounge, modern fitted kitchen diner, conservatory, large multi-use room/ utility, downstairs wc. on the first floor there are two bedrooms and a shower room.

Externally there is a large driveway with ample off road parking and a large enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated in a popular cul-de-sac location on the ever sought after Coppice Farm estate. There is a fantastic selection of doctors, dentists, public house with eateries in close proximity.

### Entrance Hall

Double glazed door to side, door to lounge, stairs access.

### Lounge

13' 3" x 10' ( 4.04m x 3.05m )

Double glazed bow window to front, electric fire, open to kitchen diner.



### Kitchen Diner

8' 10" x 13' 2" ( 2.69m x 4.01m )

Double glazed sliding door to conservatory, double glazed window to rear, stylish wall and base units with inset oven, hob and extractor, one and a half stainless steel sink drainer, space for appliances, breakfast bar area, door to utility.

### Side Utility

18' 4" x 7' 7" ( 5.59m x 2.31m )

Door to rear garden, door to front, double glazed window to front, door to downstairs wc.

### Downstairs Wc

Low flush toilet, window to rear garden.

### Conservatory

5' 7" x 11' 2" max ( 1.70m x 3.40m max )

Double glazed windows, french doors to rear garden.

## First Floor Landing

Doors to various rooms.

## Bedroom One

12' x 10' 3" ( 3.66m x 3.12m )

Double glazed window to front, fitted wardrobe, door to landing.

## Bedroom Two

11' 5" x 6' 7" ( 3.48m x 2.01m )

Double glazed window to rear, door to landing.

## Shower Room

Shower in cubicle, low flush wc, pedestal sink, glazed window to rear.

## Outside Front

Driveway to front, lawn garden area.

## Outside Rear

Good sized enclosed rear garden, mostly lawned, range of plants, trees and shrub, paved pathway area.

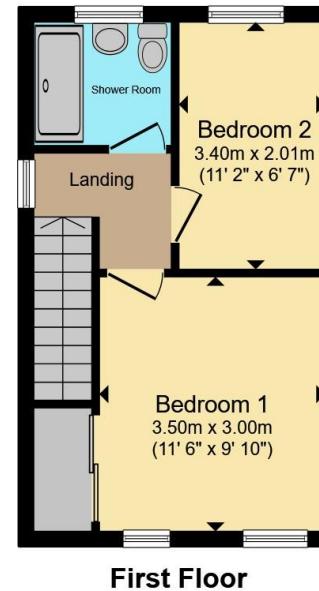
## Agents Note

Please note we are aware this property has no gas central heating and is electric heating.









Total floor area 75.9 m<sup>2</sup> (817 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: F    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334095](http://connells.co.uk/Property/WVH334095)**



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