



**Connells**

Coppice Lane  
Brownhills WALSALL



### Property Description

Connells are pleased to bring to market this three bedroom semi-detached house occupying an extensive and substantial plot with huge potential for extension (STPP) whilst overlooking countryside and woodland to fore and side respectively. The property briefly comprises of driveway, garage, extensive gardens to fore, side and rear, entrance hall, two reception rooms, kitchen diner, guest wc, first floor landing, three double bedrooms, shower room and separate wc.

### Approach Via

Extensive gardens to front and side, gated driveway, garage, gated access to side garden, pedestrian access via a slabbed pathway leading to front door opening into;

### Entrance Hall

Having double glazed window to front, radiator, under stairs storage, stairs rising to first floor and doors to;

### Reception Room One

12' 6" into bay x 11' max ( 3.81m into bay x 3.35m max )

Having double glazed window bay window to front and radiator.

### Reception Room Two

13' 10" max x 11' max ( 4.22m max x 3.35m max )

Having double glazed window to rear, french doors to rear garden, gas fire place and radiator.

### Kitchen Diner

14' 10" max x 10' 8" max ( 4.52m max x 3.25m max )

Fitted kitchen having double glazed windows to side and rear, a range of wall and base units with work surfaces over, sink drainer, radiator, space and plumbing for appliances, gas cooker point with cooker hood over, complimentary tiling, understairs storage cupboard, door leading to side garden and door to;

### Guest W.C

Having double glazed window to front and wc.

## First Floor Landing

Having double glazed window to front and doors to;

## Seperate W.C

Having double glazed window to side and wc.

## Bedroom One

14' max x 10' 10" max ( 4.27m max x 3.30m max )

Having double glazed window to rear and radiator.

## Bedroom Two

10' 10" max x 10' max ( 3.30m max x 3.05m max )

Having double glazed window to front and radiator.

## Bedroom Three

10' 8" max x 9' 4" max ( 3.25m max x 2.84m max )

Having double glazed windows to side and rear and radiator.

## Shower Room

Having double glazed window to rear, walk in shower, wash hand basin with base unit, heated towel radiator and complimentary tiling.

## Rear Garden

Having concrete and slabbed patio areas, decked terrace, gravel area, wooden storage shed, wooden summer house, access to garage and gate leading to;

## Side Garden

Having concrete patio area, gravel area and pergola.

## Garage

19' 8" x 10' 2" ( 5.99m x 3.10m )

Having up and over door, power, lighting and door to 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)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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