

for sale

offers over **£240,000** Freehold



Copper Works Way Walsall WS3 1FQ

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## Property Description

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## Hall

Two store cupboards, stairs leading to landing and door to;

## Living Room

12' 3" x 15' 5" ( 3.73m x 4.70m )  
Rear aspect double glazed windows, french doors to garden and radiator.

## Kitchen

Irregular Shaped Room 9' 9" x 9' 4" Max ( 2.97m x 2.84m )  
Front aspect wall and base units with fully intergrated fridge freezer, washer dryer, double oven, electric hob and dishwasher.

## Downstairs W/C

Low level flush toilet and wash hand basin.

## Landing

Doors leading to;

## Bedroom One

Irregular Shaped Room 11' 8" x 9' 8" Max ( 3.56m x 2.95m )  
Front aspect double glazed window, radiator and door to en suite.

## En Suite

Front aspect double glazed window. Walk in shower, low level flush toilet and wash hand basin with tiled splash prone areas.

## Bedroom Two

11' 3" x 8' 6" ( 3.43m x 2.59m )  
Rear aspect double glazed window and radiator.

## Bedroom Three

11' 3" x 6' 8" ( 3.43m x 2.03m )  
Rear aspect double glazed window and radiator.

## Bathroom

Shower over bath, low level flush toilet and wash hand basin.

## Front Garden

Tarmac driveway.

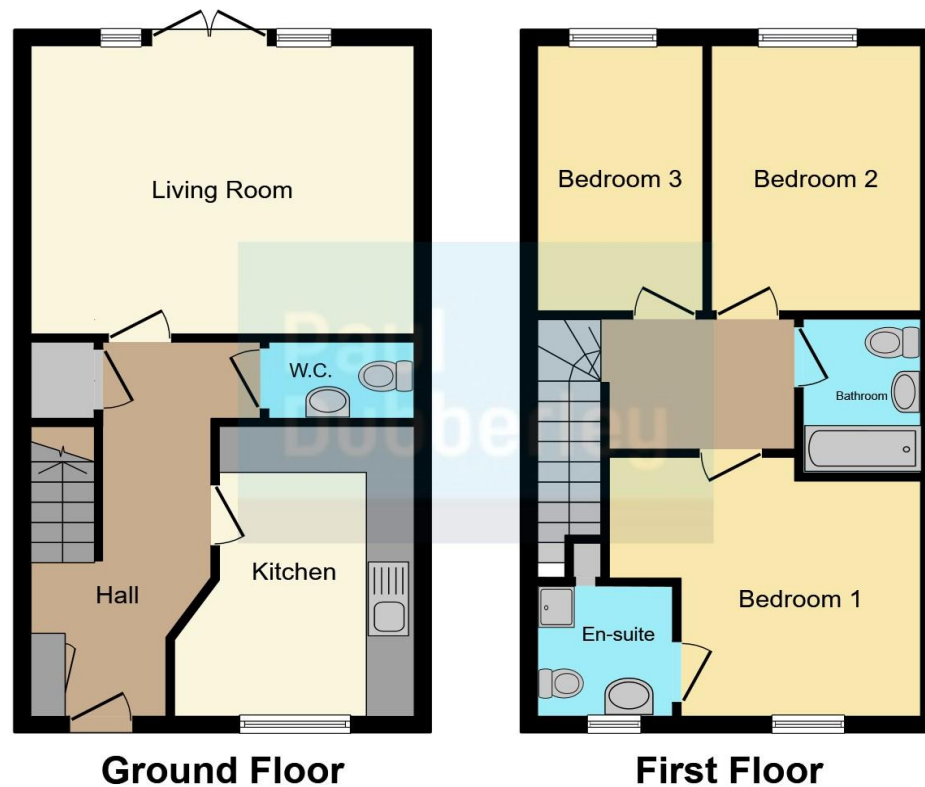
## Rear Garden

block paved patio leading to lawn.









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 Paul Dubberley on

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**EPC Rating: B**

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