

Coppice Close, Cheslyn Hay Walsall, WS6 7EZ

Offers in the Region Of £240,000

# Cheslyn Hay

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Welcome to Coppice Close, tucked away in a quiet culde-sac location within popular area of Cheslyn Hay. This spacious three bed semi benefits from driveway parking, sizable living area and huge scope for improvement throughout.

Welcomed by the entrance hallway and cosy lounge, followed by the dining area, fitted kitchen, utility and garage, there is plenty of living space.

Upstairs continues with three bedrooms and a family bathroom suite,

The rear garden is mainly lawn and to the fore is a block paved driveway offering ample of road parking.

Call Paul Carr, Great Wyrley today!





















# **Property Specification**

Semi Detached Three Bedroom Home Ample Living Space with Two Reception Rooms Fitted Kitchen and Utility Three Good Sized Bedrooms Enclosed Rear Garden

Lounge 3.77m (12'4") max x 3.34m (10'11")

Dining Room 3.50m (11'6") x 3.34m (10'11")

Kitchen 3.69m (12'1") x 2.12m (7')

Utility 4.48m (14'9") max x 2.12m (7')

Bedroom 3 1.97m (6'5") x 1.82m (6') plus 2.26m (7'5") x 2.26m (7'5")

Bedroom 2 3.38m (11'1") x 3.36m (11')

Bedroom 1 3.53m (11'7") x 3.36m (11')

#### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

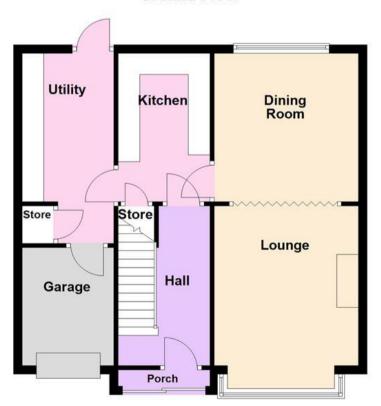
#### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage Council tax band: Tenure: Freehold Restrictions: Other Charges:

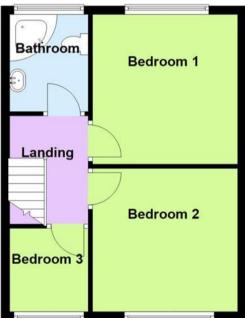
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

#### **Ground Floor**



# First Floor



### Energy Efficiency Rating

# New Instruction Awaiting E.P.C.

# **Map Location**











