



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 cul-de-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*

Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

Map Location

