



Coppice Lane, Cheslyn Hay
Walsall, WS6 7HA

Offers in the Region Of £190,000

Cheslyn Hay

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Welcome to Coppice Lane and this charming and beautifully presented Period style property located in the desirable location of Cheslyn Hay.

Within easy reach of local shops and amenities in the village this much improved character property is close to a choice of primary and secondary schools and within easy reach of the m6/M54 motorway network.

You are welcomed by a cozy yet spacious living area which features Victorian style fireplace and a large bay window. Through to the rear of the property is a dining area with an open staircase leading to the first floor and French doors leading out to the rear garden.

The modern fitted galley kitchen has a separate laundry room providing space and plumbing for appliances and has plumbing for a WC or shower room if required.

To the first floor are two double bedrooms and a recently re-fitted Victorian style bathroom which features a free standing walk-in shower, roll top bath, high-level WC and vanity sink unit.

The rear garden has a courtyard area and a separate lawn area leading to a brick outbuilding ideal for storage.

This property is perfect for first time buyers, landlords as a buy-to-let investment and anyone looking to downsize. Contact Paul Carr Estate Agents to arrange an appointment to view!





Property Specification

Beautifully Presented Period Style Property
Ideal First Purchase
Highly Regarded area of Cheslyn Hay Village
Open Plan Living & Dining Area
Fitted Kitchen & Laundry Room

Living Room 3.67m (12') x 3.65m (12')

Dining Room 3.93m (12'11") x 3.65m (12')

Kitchen 3.21m (10'6") x 2.14m (7')

Laundry Room 2.09m (6'10") x 1.99m (6'6")

Bedroom 1 3.68m (12'1") x 3.66m (12') plus 0.03m (0'1") x 0.03m (0'1")

Bedroom 2 3.72m (12'2") x 2.53m (8'4") plus 0.03m (0'1") x 0.03m (0'1")

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 and Drainage
Council tax band: A
Tenure: Freehold
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