



Coppice Crescent, Brownhills  
Walsall, WS8 7DW

Offers in the Region Of £260,000

# Brownhills

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A well presented deceptively spacious two bedroom semi detached bungalow. Conveniently situated just off Pelsall road in a sought after cul-de-sac close to transport links and local amenities. The property briefly comprises: storm porch, hallway, lounge with wood effect flooring and feature fireplace, dining area, re-fitted kitchen with built-in appliances, two double bedrooms - one with fitted wardrobes and luxury bathroom. To the side of the property is a conservatory. Outside to the front is ample parking and well stocked rear gardens with ornamental pool, patio area and are not directly overlooked.





## Property Specification

EXTENDED TWO BEDROOM BUNGALOW  
LOUNGE  
RE-FITTED LUXURY BATHROOM  
EXTENDED FITTED DINING KITCHEN  
TWO DOUBLE BEDROOMS (ONE FITTED)

Entrance Porch

Entrance Hallway

Lounge 13' 5" x 13' 1" max (4.09m x 3.98m max)

Dining area 10' 3" x 11' 6" (3.12m x 3.50m)

Kitchen 11' 7" x 7' 10" (3.53m x 2.39m)

Conservatory 14' 11" x 7' 8" (4.54m x 2.34m)

Bedroom One 14' 9" x 10' 9" max (4.49m x 3.27m max)

Bedroom Two 8' 11" x 8' 8" (2.72m x 2.64m)

### Agent's Note:

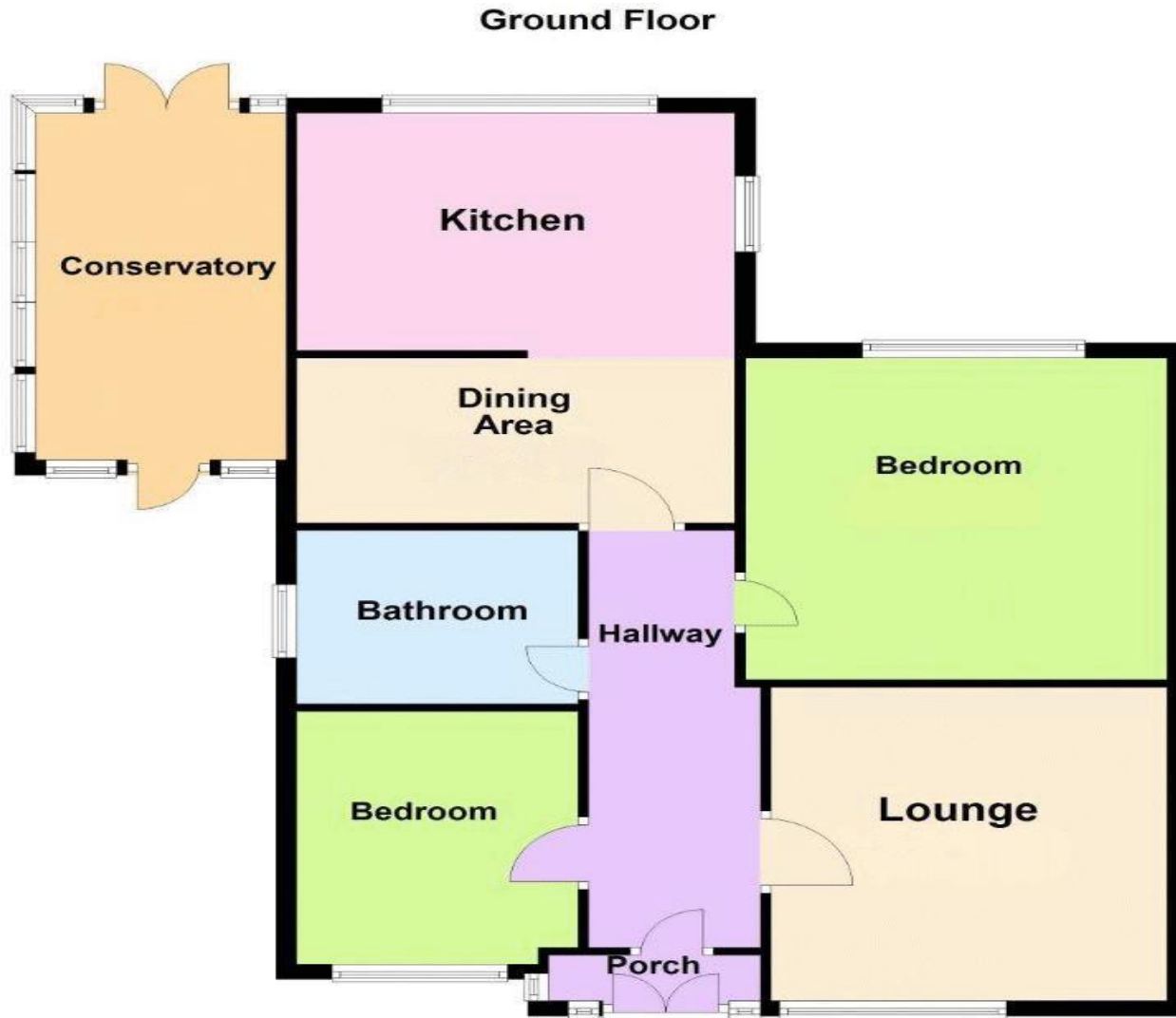
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Came on the market: 22nd November 2023

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

