



Copperbeech Grove, Walsall Wood  
Walsall, WS9 9AB

Offers in Excess of £410,000



# Walsall Wood

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Paul Carr Estate Agents are pleased to offer for sale this spacious and well-presented four-bedroom detached family home situated at the head of a small select cul-de-sac with just five other houses, off Beech Tree Road in Walsall Wood.

The property comprises as follows: through hallway with stairway off, guest cloak room, spacious lounge to front, dining room with open plan aspect to kitchen, spacious modern dining kitchen with hi gloss units and integrated appliances, utility and ground floor double bedroom. On the first floor are three double bedrooms - master with an ensuite shower room and a luxury bathroom.

Externally the property occupies a generous plot with lawn and driveway to the front and a good-sized rear garden laid mainly to lawn with a paved patio area.

This property must be viewed to be fully appreciated.







## Property Specification

STUNNING DETACHED FAMILY HOME  
SMALL PRIVATE CUL-DE-SAC LOCATION  
THROUGH HALL & CLOAK ROOM  
GROUND FLOOR BEDROOM  
SPACIOUS LOUNGE

### Entrance Hallway

### Guest WC

Lounge 21' 8" x 14' 11" (6.6m x 4.55m)

Dining Room 11' 9" x 9' 1" (3.58m x 2.77m)

Kitchen 12' 8" x 11' 9" (3.86m x 3.58m)

Utility room 6' 6" x 5' 8" (1.98m x 1.73m)

Bedroom Four/Study 8' 7" x 11' 9" (2.62m x 3.59m)

Integral Garage 8' 7" x 14' 11" (2.62m x 4.54m)

### First Floor Landing

Bedroom One 18' 2" x 12' 3" (5.54m x 3.74m)

### En-suite

Bedroom Two 18' 2" x 8' 7" (5.54m x 2.62m)

Bedroom Three 12' 10" x 7' 3" (3.91m x 2.21m)

### Family Bathroom

### 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: 29th January 2025

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: E  
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	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

