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3 Coxcroft Avenue  
Quarry Bank

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This well presented, improved and well appointed, 2 Bedroom Semi-detached property would make an ideal first time Home or suitable for a downsizer.

Coxcroft Avenue is a popular cul-de-sac location leading off Park Road via Dunsdale Crescent/Dunsmore Drive, convenient for amenities in High Street, Quarry Bank and the nearby Merry Hill Shopping Centre.

The property benefits from gas central heating, UPVC double glazing and provides good Driveway Parking, to the front, leading to a Carport & Garage.

Comprising: Side Entrance Hall, Transverse Lounge, Kitchen, Dining Room, Rear Conservatory, Landing, 2 Bedrooms and Shower Room.

OVERALL, A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE. AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor, there is a Side Entrance Hall having obscure UPVC double glazed door and side screen, radiator, stairs to 1st Floor with spindle balustrade, laminate floor, opening to Kitchen and Dining Room and glazed door to Lounge.

The Transverse Lounge is a good size, located to the front, having a mantel fireplace with hearth and inset fire, radiator and UPVC double glazed bay window with wide sill and secondary glazed screen.

There is a refitted Kitchen having white gloss base and drawer units, contrasting quartz worktops and upstands, gas hob with cooker hood over, sink and mixer tap, tiled floor, single glazed window to Conservatory and archway to Dining Room.

The Dining Room has a laminate floor, radiator and double glazed patio door leading to the Conservatory.

The rear Conservatory is UPVC double glazed with patio door garden, tiled floor and recessed lights.

On the 1st Floor, there is a Landing having spindle balustrade to stairs, loft access, cupboard (with Ideal gas central heating boiler) and doors to 2 Bedrooms and Shower Room.

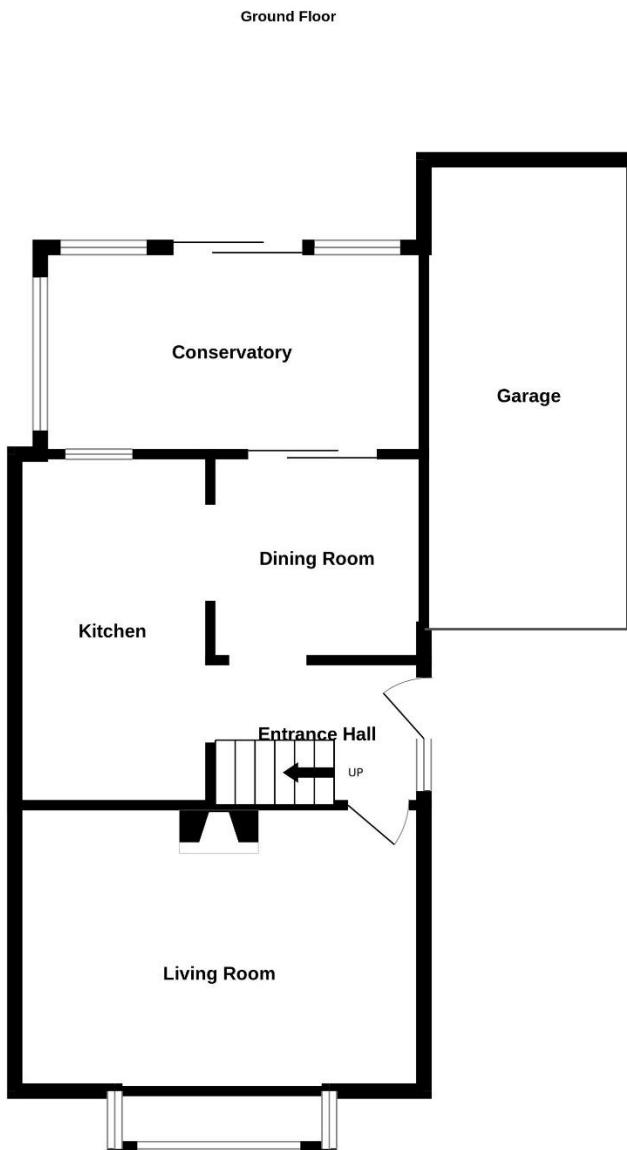
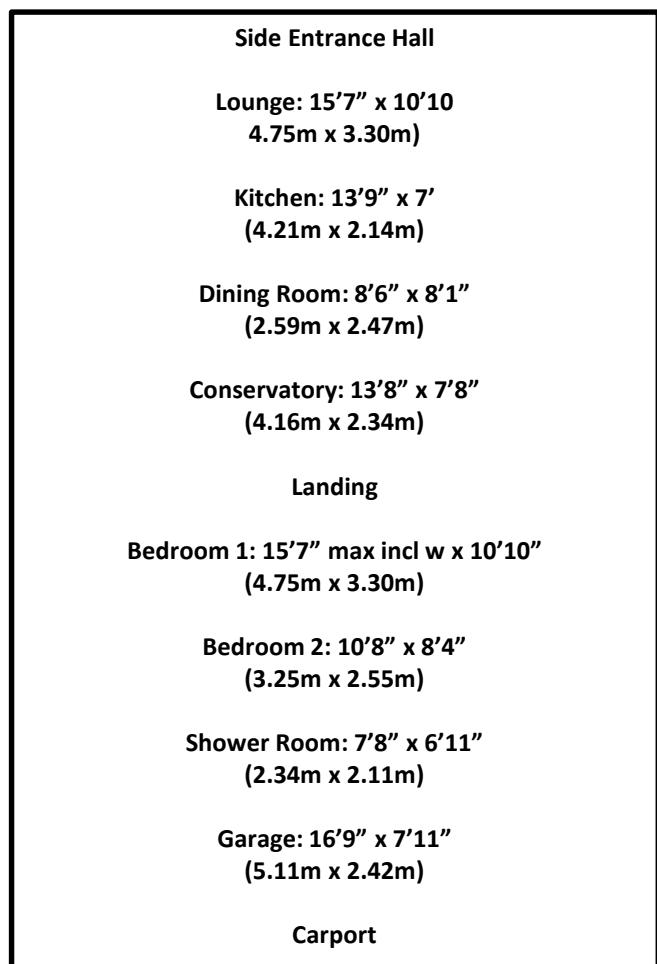
Bedroom 1 is a generous size double having a range of wardrobes to one wall with sliding mirror doors, 2 UPVC double glazed windows, laminate floor and radiator.

Bedroom 2 has 2 double wardrobes with bridging double top cupboard and headboard, side shelving, additional built-in wardrobe, laminate floor, UPVC double glazed window and radiator.

The Shower Room has a modern white suite with step to a large walk-in shower having side screen and Mira shower over, WC, semi recessed basin with vanity cupboard below, wall tiling, obscure UPVC double glazed rear window, radiator, recessed ceiling lights and wall mirror.



# FLOOR PLANS





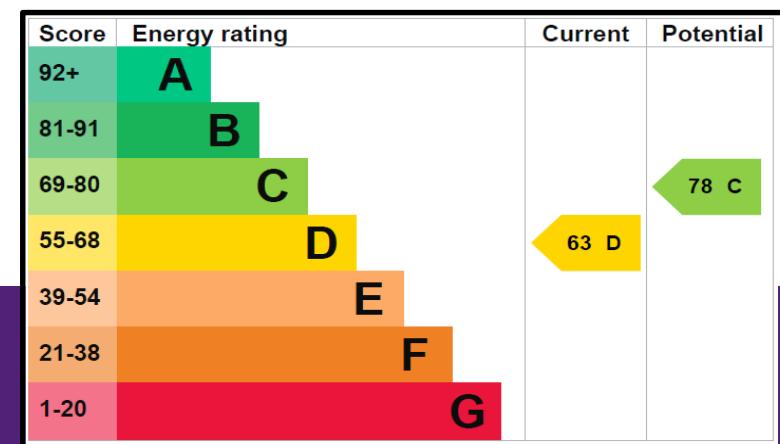
There is a Garage having electric shutter door and rear timber pedestrian door and a Carport at the front has a power point.

The Rear Garden has a paved patio area, low wall and step to a central lawn with raised borders, rear conifers and there is a covered decked area behind the Garage.

At the front, there's a good size tarmac Driveway and front lawn.

Tenure: Freehold. Construction: Brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C.

Agents Note: Spray foam insulation was professionally removed from the loft and a Certificate was issued 23.12.2025



**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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