



Maryland, 5 Coppice Road, Finchfield, Wolverhampton, WV3 8BJ

BERRIMAN
EATON

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A beautiful, four bedroom detached family home
with stunning gardens in a sought-after residential location

LOCATION

Coppice Road is a highly regarded address within Finchfield which is one of the most prestigious suburbs within the Wolverhampton conurbation. Finchfield benefits from a wide array of local shopping facilities which are ideal for everyday needs and there is easy access to the further and more extensive amenities afforded by the City Centre. Furthermore, the area is particularly well served by schooling in both sectors.

DESCRIPTION

5 Coppice Road is a well-proportioned, detached family home which has been well looked after by the current owners. There is a fine flow of accommodation over both floors with a large lounge, dining room and breakfast kitchen along with a laundry and guest cloakroom to the ground floor and four bedrooms and three bath / shower rooms to the first floor. The gardens are stunning to both the front and rear and there is a driveway, garage and cellar.

ACCOMMODATION

A step rises to a glazed door which opens into the PORCH with tiled floor, part tiled walls and a glazed door opens into the HALL with tiled flooring, coved ceiling and a large understairs store with tiled flooring and coat hooks. There is a large, L-SHAPED LOUNGE with double glazed windows to three elevations and a double glazed door to the garden. There is a large, stone fireplace with log burning stove and a second Victorian fireplace with painted slips. The DINING ROOM has coved ceiling and a double glazed, lattice bay window to the front. There is a large BREAKFAST KITCHEN with a range of wall and base units with marble working surfaces and breakfast bar, wiring for a wall mounted TV, undermounted sink with a double glazed window over, tiled splash back, space for a range style cooker with filtration unit above, integrated Neff microwave, integrated dishwasher, space for an American style fridge freezer, space for a wine fridge, tiled flooring, integrated ceiling lighting, coved ceiling, a shelved pantry and an internal door to the garage. The LAUNDRY has coordinating units to those in the kitchen, marble working surfaces, an undermounted sink, space for a washing machine and tumble dryer and a GUEST CLOAKROOM with a WC and wall mounted wash basin.

A return staircase with a window to the half landing rises to the first floor with access to the part boarded loft. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with double glazed windows to three elevations, wiring for a wall mounted TV, built in wardrobes, drawers and cupboards and an EN-SUITE SHOWER ROOM with shower cubicle with waterfall head, pedestal wash basin, WC, tiled floor and walls and a heated towel rail. BEDROOM TWO is a good size double room with a double glazed bay window to the front and a large, built in cupboard. BEDROOM THREE is also a double room with double glazed windows to two elevations, a built in wardrobe and eaves storage. BEDROOM FOUR has a double glazed window to the rear and the BATHROOM has a stand alone bath with telephone shower attachment, a wash basin with cupboards beneath, WC, part panelled walls and integrated ceiling lighting. There is a WET ROOM with waterfall head shower, wash basin, tiled floor and walls.

OUTSIDE

Five bar wooden gates open onto the large, tarmac DRIVEWAY with a shaped lawn with flowering borders. The GARAGE has wooden doors, concrete floor, electric light and power, a wall mounted Worcester Bosch boiler, a Megaflo pressurised hot water system and an internal door to the kitchen.

There is gated side access to both sides of the property to the STUNNING REAR GARDEN with a large paved entertaining terrace to the rear with steps down to the CELLAR with electric light and power. There is an abundance of flowering beds and borders throughout the shaped lawn, a planted pergola, three sheds, a greenhouse, a composting area and a brick built store.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows the four main providers are likely to cover the area with limited cover inside.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£725,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

**5 COPPICE ROAD
FINCHFIELD**

HOUSE: 172.9sq.m. 1861sq.ft.
 CELLAR: 9.9sq.m. 107sq.ft.
 GARAGE: 12.7sq.m. 137sq.ft.
TOTAL: 195.5sq.m. 2105sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE







