

for sale

offers in the region of **£210,000**



## Coppice Road CRADLEY HEATH B64 7LW

Perfect for first time buyers, this two bedroom semi-detached home benefits from off road parking and NO UPWARD CHAIN. Close to shops, schools and transport links, the property briefly comprises: hallway, lounge, kitchen/dining room, two good sized bedrooms, bathroom and garden to the rear with brick built storage. Viewing recommended

# Coppice Road CRADLEY HEATH B64 7LW

## Approach

The property has a pebbled driveway to the front with pathway leading to the front door and gate to rear garden

## Hallway

Stairs to first floor accommodation, central heating radiator, double glazed obscured window to side elevation and doors leading to:

## Lounge

11' max x 10' 6" plus bay ( 3.35m max x 3.20m plus bay )

Double glazed bay window to front elevation, central heating radiator, wood effect flooring, double doors opening to dining room

## Kitchen/Dining Room

17' 4" max x 8' 7" plus recess ( 5.28m max x 2.62m plus recess )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for cooker, part tiling to walls, space for fridge freezer, storage cupboard housing central heating boiler, tiled flooring, central heating radiator, double glazed window to side elevation, dining area with wood effect flooring, double glazed patio doors opening to the rear garden and door to lounge

## First Floor Landing

Double glazed obscured window to side elevation, loft access and doors leading to:

## Bedroom One

12' 5" plus recess x 8' 9" ( 3.78m plus recess x 2.67m )

Two double glazed windows to front elevation, central heating radiator, storage cupboard, fitted wardrobes

## Bedroom Two

10' 5" max x 10' 1" plus recess ( 3.17m max x 3.07m plus recess )

Double glazed window to rear elevation, central heating radiator

## Bathroom

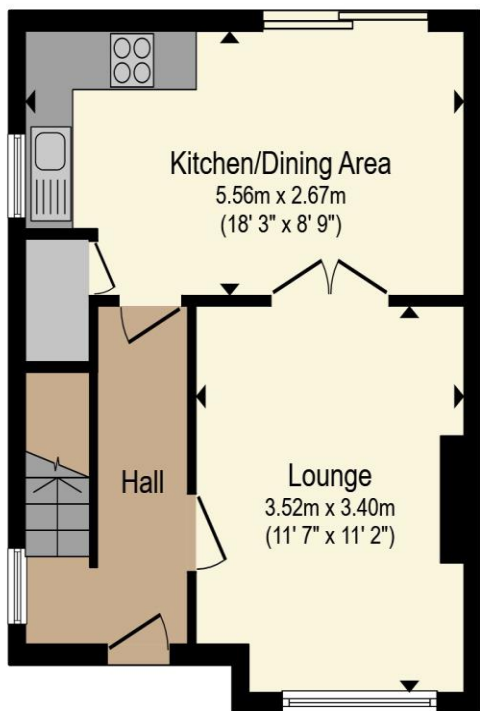
Comprising: Bath with mixer shower over, wash hand basin, low level w.c, part tiling to walls, double glazed obscured window to rear elevation



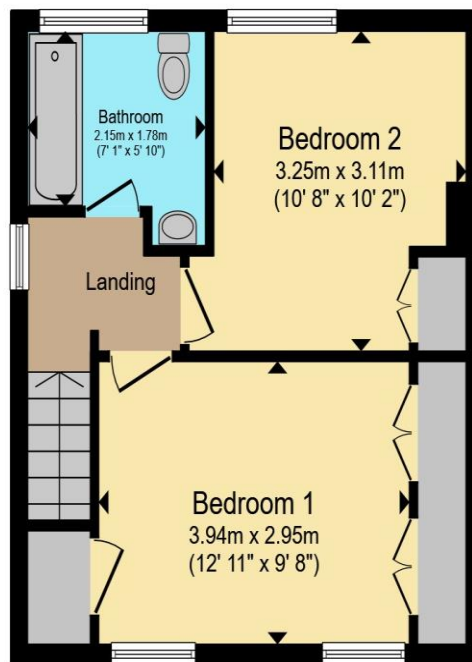
## Rear Garden

Patio area with lawns beyond, fencing to borders, outside tap, gate to front, outside tap





**Ground Floor**



**First Floor**

Total floor area 71.2 m<sup>2</sup> (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
HALESOWEN B63 4RG

Property Ref: HSW316071 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/HSW316071](http://connells.co.uk/Property/HSW316071)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)