



**Connells**

Maree Grove  
Coppice Farm Willenhall



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this spacious FOUR BEDROOM DETACHED FAMILY HOME, situated in the sought after Coppice Farm area and sits in a small cul-de-sac. Viewings are highly recommended so call the Connells Wolverhampton branch today to book your viewing.

As you step inside you will find an hallway which takes you into a good size lounge. This free-flowing house then offers a separate dining room, modern kitchen with integrated appliances and an adjoining utility room. The ground floor is completed by having a convenient ground floor wc. Heading upstairs you will find four well sized bedrooms, an en-suite shower room and a stylish family bathroom. Outside to the front is ample off road parking and a garage for additional parking or storage options. To the rear of the house is a well presented rear garden for the family to enjoy.

### The Location & Area

Situated on the popular Coppice Farm Estate, a wonderful development conveniently located for M6 and M54 motorways, Wednesfield and Willenhall shopping centres.

### Entrance Hallway

Stairs rising to the first floor, ceiling light point, radiator and door into the lounge.

### Lounge

16' 2" x 13' 2" max ( 4.93m x 4.01m max )

Double glazed window to the front, electric fireplace, radiator, two ceiling light points, coving to ceiling and doors leading to the hallway, kitchen and dining room.

### Kitchen

9' 6" x 9' 5" ( 2.90m x 2.87m )

Matching wall and base units with inset one and a half sink and drainer with mixer tap, integrated double oven, integrated fridge, freezer and dishwasher, four ring electric hob with extractor hood above, double glazed window to rear, partly tiled walls, pantry cupboard, fitted Air-con system/heater and doors leading to the lounge, dining room and utility room.

### Utility

6' 3" x 5' 5" ( 1.91m x 1.65m )

Worktop with plumbing point for washing machine beneath and space for a dryer, wall mounted boiler, partly tiled wall, ceiling light point, radiator, double glazed window to the side and doors leading to the ground floor wc, kitchen and rear garden.

### Ground Floor Wc

Low flush wc, wall mounted wash hand basin, partly tiled walls, ceiling light point, radiator and double glazed window to the side.



## First Floor Landing

Storage cupboard, loft access, ceiling light point, radiator and doors to all bedrooms and family bathroom.

## Bedroom One

13' 2" x 9' 7" ( 4.01m x 2.92m )

Two double glazed windows to the front, radiator, ceiling light point, built-in wardrobes and doors to the landing and en-suite shower room.

## En-Suite Shower Room

Shower cubicle, Low flush wc, wash hand basin unit, heated towel rail, tiled walls, ceiling light point and double glazed window to the side.

## Bedroom Two

9' 4" x 9' 4" ( 2.84m x 2.84m )

Double glazed window to the rear, radiator, ceiling light point and fitted wardrobes.

## Bedroom Three

8' 5" x 7' 1" ( 2.57m x 2.16m )

Double glazed window to the front, radiator, ceiling light point and fitted wardrobes.

## Bedroom Four

7' 9" x 7' 5" ( 2.36m x 2.26m )

Double glazed window to the rear, radiator, ceiling light point and fitted wardrobes.

## Family Bathroom

L-shaped panelled bath with shower over, low flush wc, wash hand basin, tiled walls, ceiling light point, heated towel rail and double glazed window to the rear.

## Outside Rear

Paved patio with centre lawn, gravelled area to the rear and side, timber shed, outside tap point and side gate.

## Garage

14' 5" x 8' 5" ( 4.39m x 2.57m )

Up and over garage door.









**Ground Floor**



**First Floor**

Total floor area 111.5 m<sup>2</sup> (1,200 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



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EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

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