



Coppice Lane, Cheslyn Hay
Walsall, WS6 7HA

Offers in Excess of £160,000

Cheslyn Hay

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Welcome to Coppice Lane and this charming, Period style property located in the desirable village of Cheslyn Hay, within easy reach of local shops and amenities this character property is close to a choice of primary and secondary schools and within easy reach of the M6/M54 motorway network. You are welcomed by a front reception room with a feature fireplace and a large bay window.

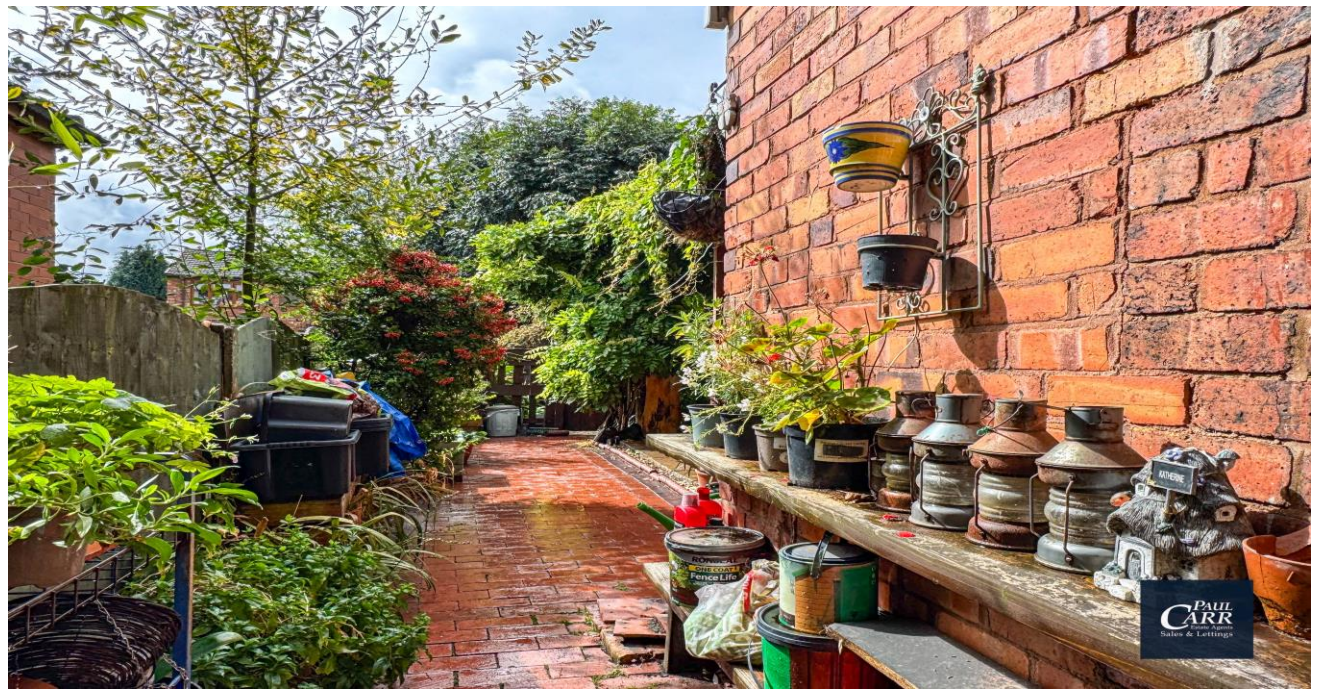
Through to the rear of the property is a living room with a staircase leading to the first floor and access to the kitchen. The rustic fitted galley kitchen has ample storage and work surface space and a door leading to the rear garden. To the first floor are two double bedrooms and a generous bathroom with a stoarge cupboard. The rear garden is perfect for garden lovers and has a courtyard area with covered seating, a separate gated area with shrubs and plants and outbuildings ideal for storage/workshop use.

This property is perfect for first time buyers, landlords as a buy-to-let investment and anyone looking to downsize. Contact Paul Carr Estate Agents to arrange an appointment to view!

This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed.

Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





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: 10th September 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

Period Style Terraced Property
Two Reception Rooms
Two Double Bedrooms
Fabulous Rear Garden with Workshop
Close to Facilities in Cheslyn Hay

Dining Room 3.68m (12'1") x 3.65m (12')

Living Room 3.94m (12'11") x 3.65m (12')

Kitchen 3.98m (13'1") x 2.18m (7'2")

Cellar 0.93m (3'1") x 0.75m (2'5")

Landing

Bedroom 1 3.70m (12'2") x 3.67m (12')

Bedroom 2 3.70m (12'2") x 2.53m (8'4")

Bathroom

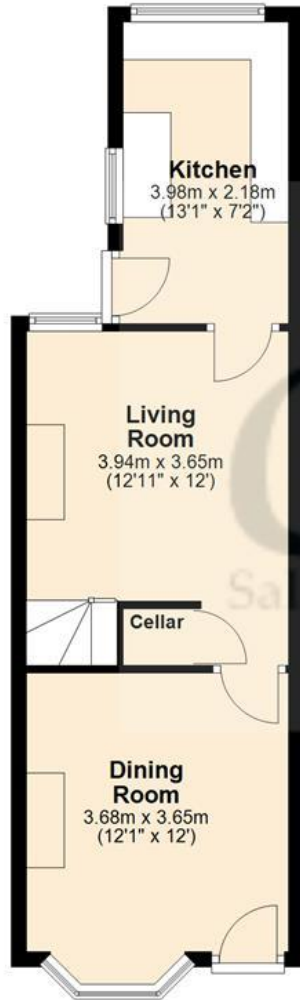
Viewer's Note:

Services connected:
Council tax band:
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor
Approx. 39.0 sq. metres (419.6 sq. feet)



First Floor
Approx. 36.4 sq. metres (392.1 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

