





# Miles Meadow Close Willenhall WV12 5YE

for sale offers over  
**£300,000**



## Property Description

Connells Wolverhampton are delighted to present to market this spacious link-detached family home situated within a well established cul-de-sac location, upon the ever popular Coppice Farm Estate. Within close proximity to local amenities and transport links. The property has been well maintained and is well presented throughout.

The property comprises of an entrance hall, lounge with feature bay window, separate dining room, fitted kitchen, three generous bedrooms, family bathroom. Externally the property boasts generous off road parking, 16ft garage to side suitable for storage of conversion subject to planning permission. The property also has a mature enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

## Entrance Hallway

Double glazed door to front, stairs to first floor landing, radiator, ceiling rose, niche.

## Lounge

17' 1" into bay x 10' 5" into recess ( 5.21m into bay x 3.17m into recess )

Double glazed bay window to front, radiator, gas fire place, ceiling rose, cornice.

## Dining Room

9' 6" x 8' 4" ( 2.90m x 2.54m )

Double glazed sliding doors to rear, radiator, ceiling rose, cornice.

## Kitchen

11' 6" x 9' 4" plus recess ( 3.51m x 2.84m plus recess )

Two double glazed windows to rear, range of wall and base units with worksurfaces above, sink drainer, electric oven and gas hob, radiator, pantry/ store cupboard, tiled flooring, access door to side leading to rear porch, access to garage.



## Location And Area

Situated just off Essington Road on the borders of the Coppice Farm estate, this property has fabulous access to the M6 and adjoining M54 motorways. Shopping areas nearby include Bloxwich, Willenhall, Wednesfield and Cannock.

### First Floor Landing

Double glazed window to side, loft access, store cupboard.

### Bedroom One

14' 5" into wardrobe x 10' 6" max ( 4.39m into wardrobe x 3.20m max )

Double glazed window to front, radiator, fitted wardrobe, ceiling light rose.

### Bedroom Two

9' 7" x 8' 7" plus doorway ( 2.92m x 2.62m plus doorway )

Double glazed window to rear, radiator, ceiling light rose.

### Bedroom Three

8' 11" x 7' into recess ( 2.72m x 2.13m into recess )

Double glazed window to front, radiator, ceiling light rose.

### Bathroom

Double glazed window to rear, wc, wash hand basin, corner bath with shower head attached, radiator,, partly tiled walls, lino flooring.

### Garage

16' 8" x 8' 3" ( 5.08m x 2.51m )

Doors to front, power, lighting.

### Outside Front

Generous off block paved driveway to front, outdoor lights, slate border.

### Outside Rear

Patio, raised lawn, borders and shrubs, outdoor light and outdoor tap.















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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH327409](http://connells.co.uk/Property/WVH327409)**



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)**

Property Ref: WVH327409 - 0004