PAUL CARR
Estate Agents
Sales & Lettings

Great Wyrley 01922 701001 greatwyrley@paulcarrestateagents.co.uk

Coppice Lane, Cheslyn Hay
Staffordshire, WS6 7HA

£266,000

Paul Carr Estate Agents are delighted to offer for sale this well-presented two-bedroom semi-detached bungalow, ideally situated in the highly sought-after area of Cheslyn Hay. Set back from the road, the property benefits from a large private driveway providing ample off-road parking and a wonderful sense of privacy. The bungalow offers spacious and well-proportioned accommodation throughout, making it ideal for a variety of buyers including those looking to downsize or seeking single-level living. The property briefly comprises a welcoming entrance hallway leading into a generously sized living room, perfect for relaxing or entertaining guests. The fitted kitchen provides a practical and functional space with ample storage and worktop areas. To the rear of the property is a bright conservatory, offering an additional reception area and a lovely space to enjoy views of the garden all year round. The property features two large double bedrooms, both offering plenty of space for bedroom furniture and designed for comfortable living. A well-appointed bathroom completes the internal accommodation. Externally, the home benefits from a private rear garden, ideal for relaxing or enjoying outdoor dining, as well as a garage providing additional storage or parking. Offered for sale with no upward chain, this fantastic bungalow presents an excellent opportunity for buyers looking for a property in a desirable location close to local amenities, transport links and the popular village centre of Cheslyn Hay. Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: Water, Gas, Electric and Drainage.

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk

Garage

Porch

Hallway

Bedroom 4.98m (16'4") x 2.74m (9')

Bedroom 4.01m (13'2") x 2.72m (8'11")

Living Room 5.16m (16'11") x 3.61m (11'10")

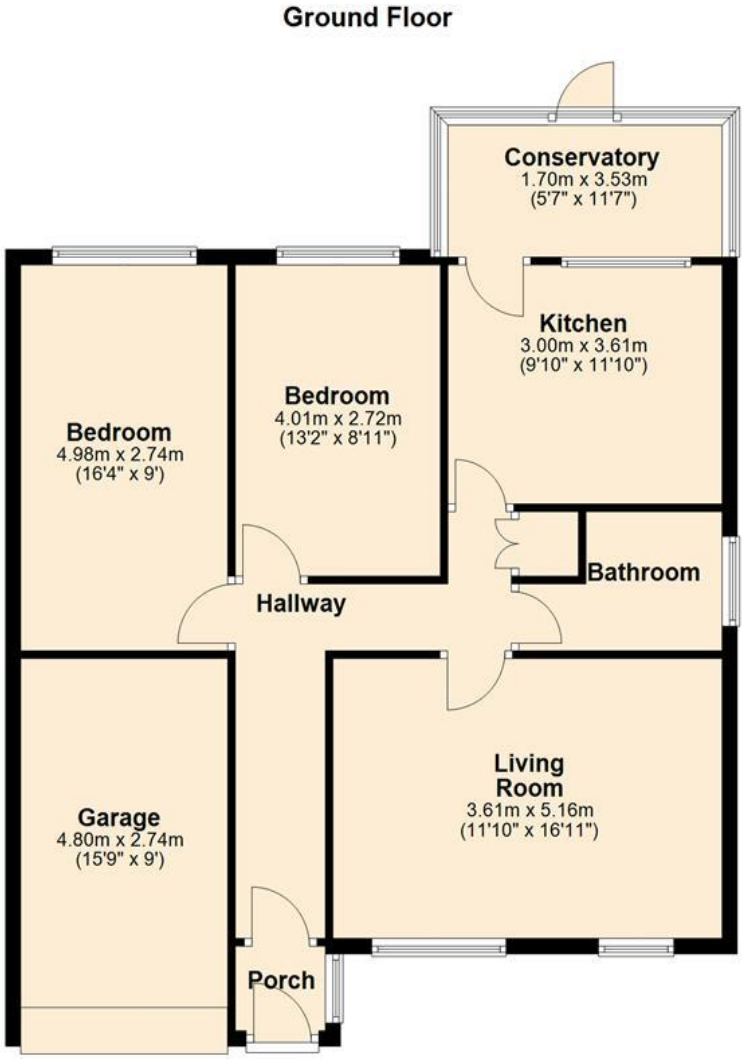
Bathroom

Kitchen 3.61m (11'10") x 3.00m (9'10")

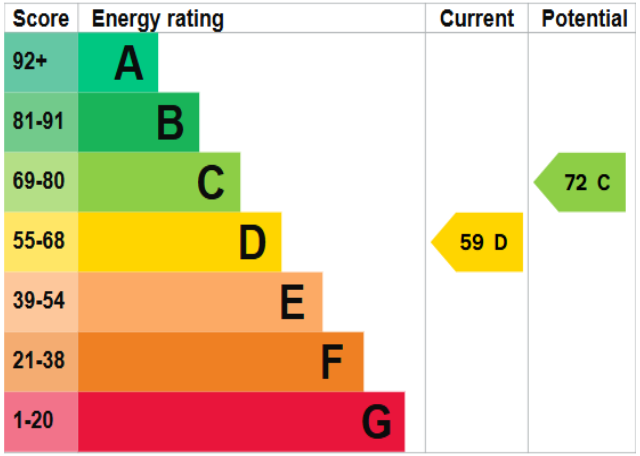
Conservatory

Floor Plan

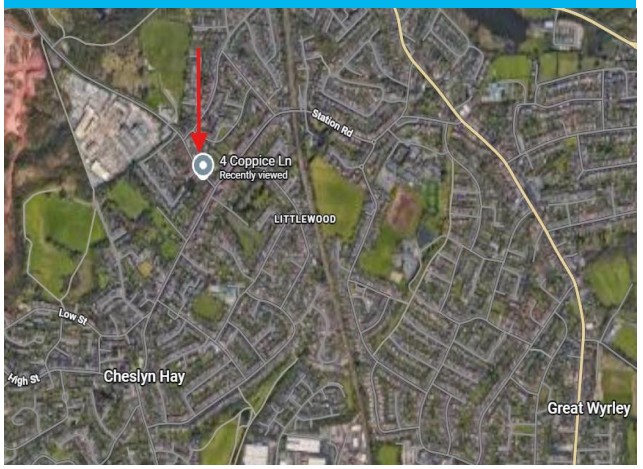
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



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: 15th August 2026

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.