



40 Birch Park

Coalway, Coleford, Gloucestershire, GL16 7RU

£249,950



An attractive, extended family home located in the ever popular location of Coalway in the Forest of Dean. The freehold semi-detached property provides bright and spacious accommodation throughout, making it an ideal purchase for families, first-time buyers, or those seeking a peaceful village setting with excellent local amenities nearby. The accommodation comprises of entrance hallway leading to the fitted kitchen with a range of storage units, extended bright and airy lounge/dining room and handy downstairs cloakroom. Upstairs there are three sizeable bedrooms, all well-proportioned and versatile for family living, and a modern family bathroom comprising of a white three piece suite.

The family home enjoys a beautiful rear garden, perfect for children, pets, or outdoor entertaining. The rear garden has a patio area with space for seating, partly laid to lawn and an abundance of flowers and plants. The front garden has a variety of bushes and flowers. A garage provides useful storage or workshop space, and the driveway offers off-road parking.

Coalway is a sought-after village on the edge of the Forest of Dean, providing local shops, a primary school, and easy access to Coleford, Lydney, and the wider transport network. The surrounding woodland and countryside offer endless walking, cycling, and outdoor pursuits, making this property a fantastic choice for those who love nature while remaining close to everyday conveniences.



Approached via a UPVC front door into:

Entrance Hallway:

5'7" x 4'7" (1.71m x 1.41m)

Doors to cloakroom, lounge, kitchen, stairs to first floor landing, consumer unit, thermostat, power & lighting.

Lounge:

16'3" x 11'11" (4.97m x 3.65m)

Double glazed UPVC windows to rear aspect, double glazed door to rear garden, power & lighting, TV point, electric fire.

Dining Room:

7'4" x 5'7" (2.24m x 1.72m)

Kitchen:

10'4" x 8'2" (3.17m x 2.49m)

A range of eye level & base units, stainless steel one and a half bowl sink with mixer tap and integrated drainer unit, space & plumbing for washing machine, cooker, fridge/freezer, boiler, power & lighting, double glazed UPVC window to front aspect.

Cloakroom:

3'5" x 2'7" (1.05m x 0.81m)

W.C., wash hand basin with storage underneath, tiled splashbacks, lighting.

First Floor Landing:

8'5" x 3'6" (2.58m x 1.08m)

Doors to bedrooms & bathroom, loft access with pull down ladder, smoke alarm.

Bedroom One:

12'4" x 9'7" (3.78m x 2.94m)

Double glazed UPVC window, radiator, power & lighting.

Bedroom Two:

9'0" x 8'4" (2.75m x 2.56m)

Double glazed UPVC window, storage cupboard, radiator, power & lighting.

Bedroom Three:

9'5" x 6'6" (2.89m x 1.99m)

Double glazed UPVC window, radiator, storage cupboard, power & lighting.

Bathroom:

7'1" x 5'7" (2.16m x 1.72m)

Frosted UPVC double glazed window, W.C., panelled bath with electric shower above & glass shower screen, hand wash basin, radiator.

Outside:

To the front there is a driveway for one vehicle leading

to the garage, there is a pathway to the front door and gated side access to the rear garden. The beautiful front garden has a variety of flowers and mature shrubs. An enclosed private rear garden has a patio area with space for seating, there is some lawned area and an abundance of colourful, mature flowers and shrubs making the garden an oasis to relax in.

Garage:
16'4" x 8'0" (5.00m x 2.44m)
Up and over door, power & lighting.

Agent Note:
Some of these images have been AI-generated for illustrative purposes and may not accurately represent real-life appearances or features. While it provides a visual concept, actual details may vary.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



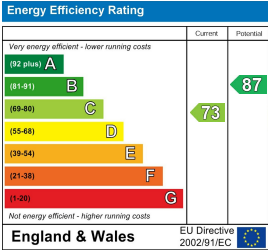
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

