

Connells

Sandalwood Close
Coppice Farm Willenhall

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Coppice Farm Willenhall WV12 5YJ

for sale offers in excess of
£230,000







Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious two bedroom, semi detached property in a popular cul-de-sac on Coppice Farm and boasts an immaculate condition and NO ONWARD CHAIN. Viewing is highly recommended and would be suitable for first time buyers, investors or those seeking to downsize.

Internally the property comprises of an entrance hallway leading to a stylish lounge, modern kitchen, two generously sized bedrooms and shower room. Externally to the front is a lawn and off road parking for several vehicles, whilst to the rear is a well maintained rear garden.

The Location & Area

Coppice Farm is known as one of the area's most popular and sought after residential estates with access to both Lichfield Road and Essington Road, conveniently located for the M6 and M54 motorway links. There are wonderful selection of local schools and shops nearby along with offering great access to Bloxwich, Willenhall, Wednesfield and the popular Bentley Bridge shopping development.

Approach

Set back from the roadside in a cul-de-sac location with front lawn, off road parking, access to the main accommodation, side gate.

Entrance Hall

Door to front, ceiling light point, Hive, central heating radiator, stairs rising to first floor, door to lounge.

Lounge

14' 1" x 10' 2" (4.29m x 3.10m)

Double glazed window to front, central heating radiator.

Kitchen

13' 1" x 9' 10" (3.99m x 3.00m)

Matching wall and base units, quartz sink and drainer with mixer tap, integrated electric oven and dishwasher, four ring electric hob with extractor hood, storage cupboard, plumbing for washing machine, two double glazed windows to rear, spotlights, central heating radiator, door to lounge, composite door to rear garden.

First Floor Landing

Double glazed window to side, ceiling light point, loft access, doors to various rooms.

Bedroom One

13' 1" x 11' 6" (3.99m x 3.51m)

Two double glazed windows to front, storage cupboard housing wall mounted boiler, ceiling light point, central heating radiator.

Bedroom Two

11' 6" x 6' 7" (3.51m x 2.01m)

Double glazed window to rear, central heating radiator, ceiling light point.

Shower Room

Shower cubicle, low flush wc, wash hand basin, part tiled walls, heated towel, double glazed window to rear.

Outside Rear

Indian sandstone paving, lawn, gravelled border, composite shed, gravel boards, outside tap point, side gate.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







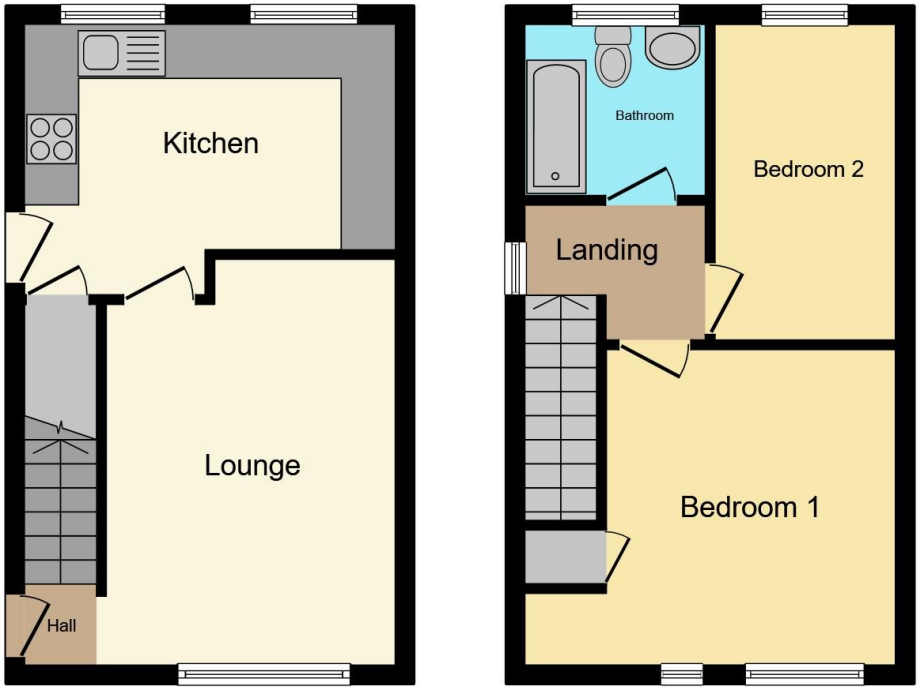












Ground Floor **First Floor**

Total floor area 58.3 m² (627 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336372

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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.

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