



**Connells**

Miles Meadow Close  
Coppice Farm Willenhall



### 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.

### 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.

### 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.

## 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.

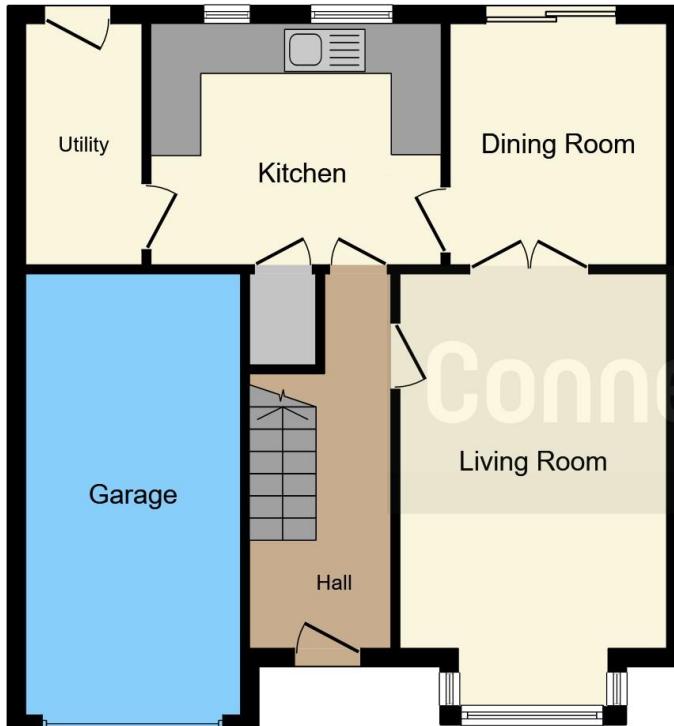
## Outside Rear

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

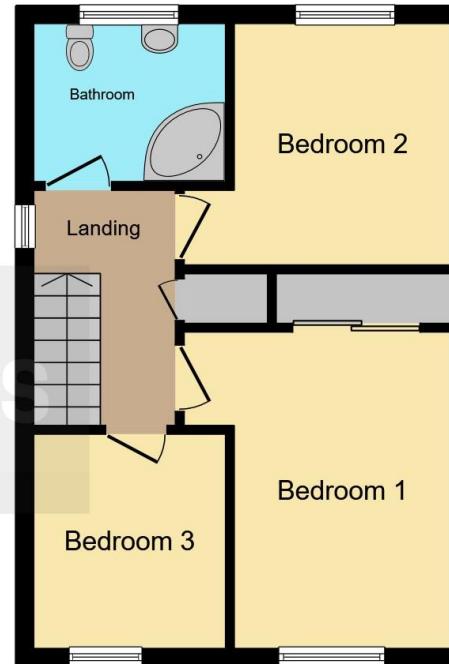








**Ground Floor**



**First Floor**

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To view this property please contact Connells on

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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



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