



Coppice Lane, Cheslyn Hay
Walsall, WS6 7HA

Offers in Excess of £160,000

Cheslyn Hay

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Welcome to Coppice Lane and this charming, period style property located in the desirable village of Cheslyn Hay, within easy reach of local shops and amenities this character property is close to a choice of primary and secondary schools and within easy reach of the M6/M54 motorway network.

You are welcomed by a front reception room with a feature fireplace and a large bay window.

Through to the rear of the property is a living room with a staircase leading to the first floor and access to the kitchen.

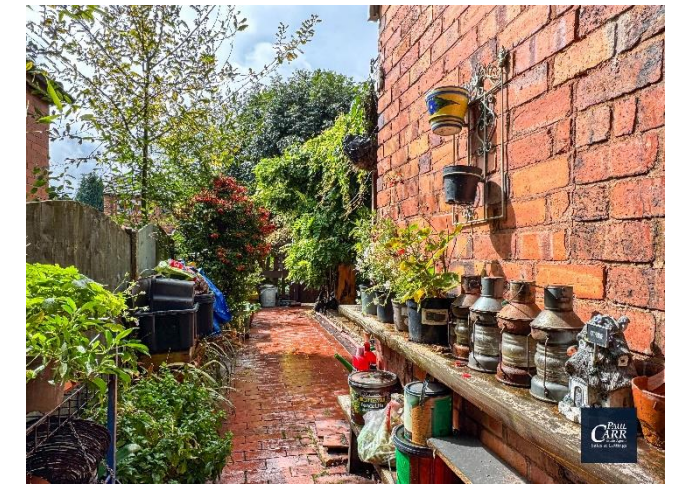
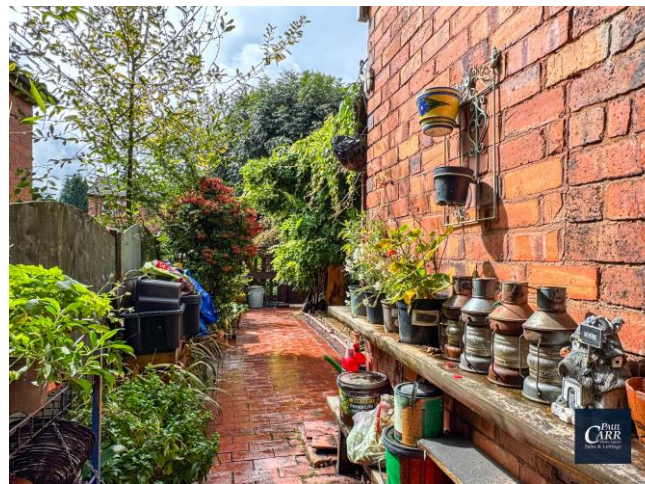
The rustic fitted galley kitchen has ample storage and work surface space and a door leading to the rear garden.

To the first floor are two double bedrooms and a generous bathroom with a storage cupboard.

The rear garden is perfect for garden lovers and has a courtyard area with covered seating, a separate gated area with shrubs and plants and outbuildings ideal for storage/workshop use.

This property is perfect for first time buyers, landlords as a buy-to-let investment and anyone looking to downsize.

Contact Paul Carr Estate Agents to arrange an appointment to view!





Property Specification

Period Style Terraced Property
Two Reception Rooms
Two Double Bedrooms
Fabulous Rear Garden with Workshop
Close to Facilities in Cheslyn Hay

Dining Room
3.68m (12'1") x 3.65m (12')

Living Room
3.94m (12'11") x 3.65m (12')

Kitchen
3.98m (13'1") x 2.18m (7'2")

Cellar
0.93m (3'1") x 0.75m (2'5")

Landing

Bedroom 1
3.70m (12'2") x 3.67m (12')

Bedroom 2
3.70m (12'2") x 2.53m (8'4")

Bathroom

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: 10th September 2025

Viewer's Note:

Services connected: Water, Drainage, Electric, Gas
Council tax band: A
Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

