



Connells

Highmoor Close  
Willenhall



### Property Description

Connells Wolverhampton are pleased to presented to market this charming chalet style property located upon a popular estate in Willenhall. Well located to local transport links and amenities this home promises to be the perfect choice for a first time buyer.

Beautifully presented throughout and thoughtfully upgraded with new kitchen and bathroom the internal accommodation is to comprise of a entrance porch comfortable lounge, open plan bedroom above, modern fitted kitchen and stylish bathroom.

Externally the property continues to impress with front and rear gardens spaces as well as off road parking to side.

Viewing is highly recommended to appreciate this fantastic starter home

### Porch

Double glazed door to front, double glazed window to front and side.

### Lounge

14' into stairwell x 11' 8" max ( 4.27m into stairwell x 3.56m max )

Double glazed window to front, electric fire place, electric radiator, stairs to first floor landing.

### Kitchen

9' 6" x 8' 1" ( 2.90m x 2.46m )

Double glazed window to rear, double glazed door to rear, range of wall and base units with work surfaces above, stainless steel sink drainer, electric oven, hob and electric radiator,

### Lobby

Store cupboard, door to bathroom.

### Bathroom

Double glazed window to rear, wash and basin, extractor fan, bath with mixer taps and shower head absence, heated towel rail and tiled walls and flooring.

### Location And Area

Located on the popular Coppice Farm Estate which is a stone's throw away from popular schooling, bus routes linking into Wednesfield and surrounding areas. Shopping can also be found nearby within Wednesfield and Bentley Bridge shopping centre along with Bloxwich and Willenhall as well as Cannock areas. M54 & M6 motorways are also close by.



## Bedroom

14' 1" x 9' 9" Into recess ( 4.29m x 2.97m Into recess )

Double glazed window to side and rear, build in wardrobes.

## Outside Front

Lawn and generous driveway to side.

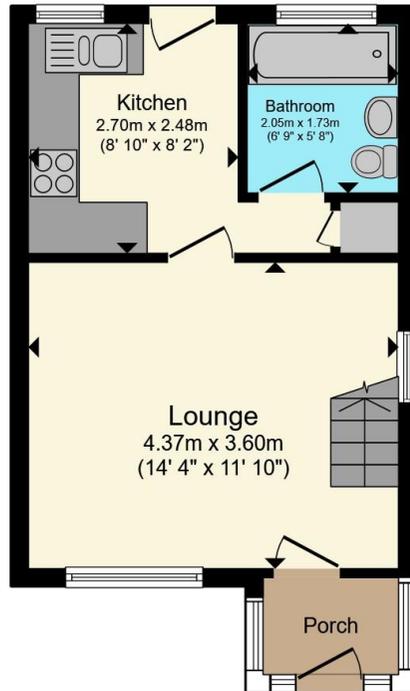
## Outside Rear

Patio area, lawn area, borders and shrubs, storage shed, outdoor tap, outdoor lights, gated side access.

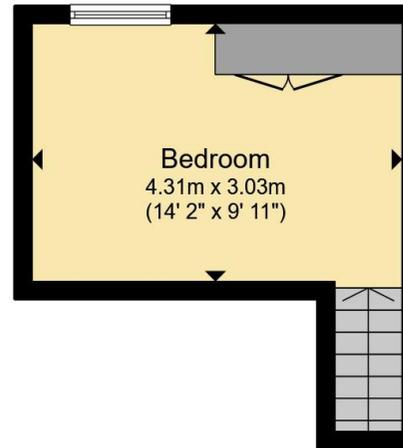








**Ground Floor**



**First Floor**

Total floor area 44.6 m<sup>2</sup> (480 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



To view this property please contact Connells on

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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