



Coalpool Lane,
Walsall, WS3 1QJ

Offers in Excess of £280,000

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Upon entering the property, you are welcomed into a bright hallway featuring modern downlighters, a stylish ceiling light point, central heating radiator, and a practical under-stairs storage cupboard. The hallway leads into a well-proportioned lounge, complete with a double-glazed window to the front, a ceiling light point, wall light point, and radiator. At the rear of the home is a spacious and versatile kitchen/diner, offering a range of contemporary wall and base units, an integrated four-ring gas hob with oven, sink with drainer and mixer tap, and space for essential appliances. Downlighters provide a modern touch, while twin French-style double-glazed doors open onto the rear garden, filling the space with natural light and offering easy access to outdoor entertaining areas.

The first-floor hosts three well-presented bedrooms and a modern family bathroom. Bedroom one is a generous double room with a front-facing double-glazed window, radiator, and ceiling light point. Bedroom two, also a double, overlooks the rear garden and includes a radiator and ceiling light point. Bedroom three, ideal as a guest room, nursery or study, also benefits from a rear-facing double-glazed window and radiator. The stylish bathroom features a low flush WC, wash hand basin, bath with shower over, and a heated chrome towel rail. Additional highlights include downlighters, an obscure double-glazed window for privacy, and a built-in cupboard housing the boiler.

Externally, the property offers a gated driveway to the front and side, with secure boundary fencing providing ample off-road parking. To the rear lies a generously sized garden with boundary fencing, a built storage shed, and a slabbed patio area



Property Specification

DETACHED PROPERTY
THREE GENEROUSLY SIZED BEDROOMS
LARGE CORNER PLOT
HUGE POTENTIAL FOR EXTENSION
IMPRESSIVE KITCHEN/DINER

Porch area

Hallway

Lounge

13' 2" x 12' 8" (4.01m x 3.86m)

Kitchen/Diner

20' 3" x 11' 8" (6.17m x 3.55m)

Landing

Bedroom One

9' 9" x 13' 0" (2.97m x 3.96m)

Bedroom Two

11' 8" x 10' 2" (3.55m x 3.10m)

Bedroom Three

9' 4" x 8' 4" (2.84m x 2.54m)

Bathroom

6' 6" x 6' 3" (1.98m x 1.90m)



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: 5th June 2025

Viewer's Note:

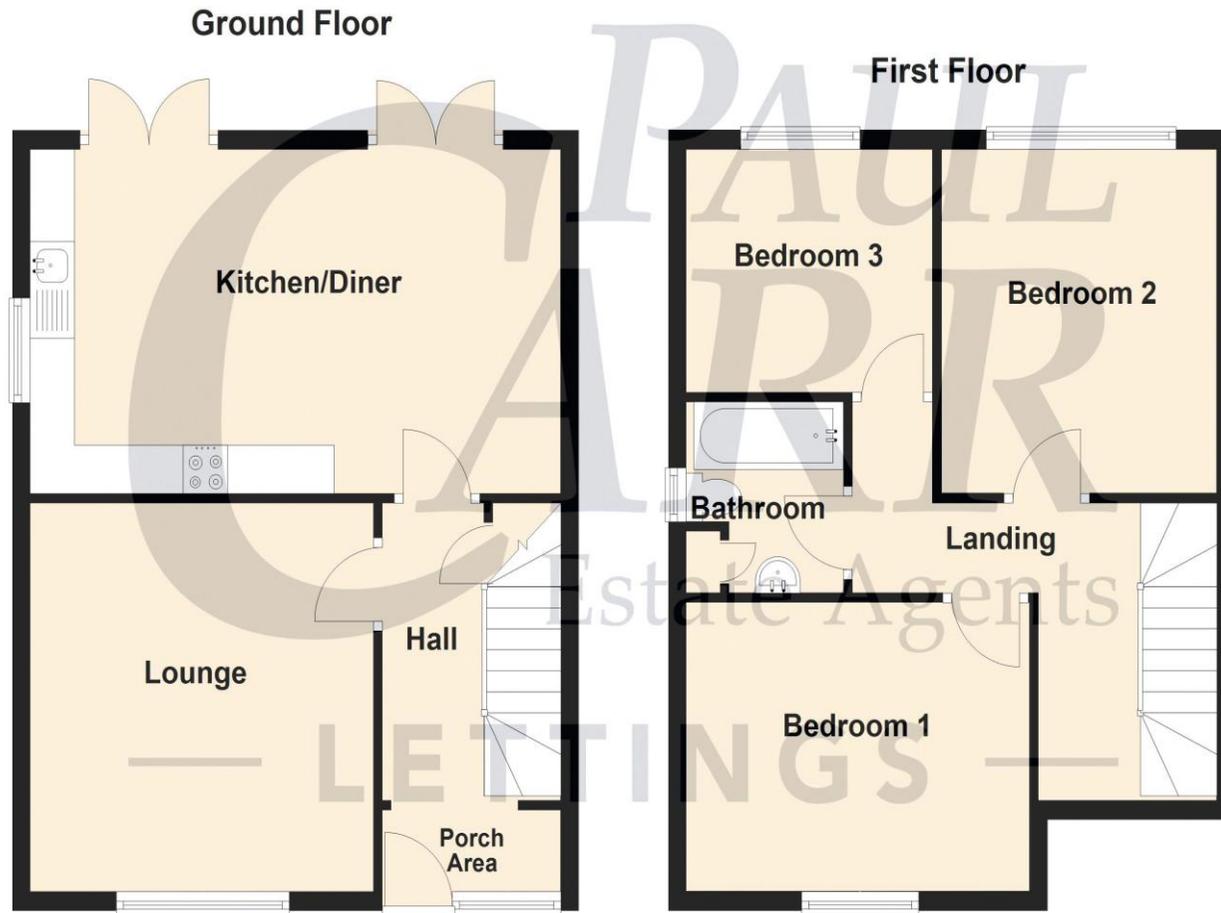
Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map Location

