



3 Coppice Lane, Hammerwich
Burntwood WS7 0IX

Downes & Daughters
ESTATE AGENCY

3 Coppice Lane, Hammerwich Burntwood WS7 0JX £440,000

Downes & Daughters is delighted to offer for sale this elegant semi-detached period property, in one of the most desirable rural locations the area has to offer. Presenting a wonderful opportunity for those seeking a blend of classic charm and modern convenience, Coppice Lane in Hammerwich is one of the area's most popular addresses. Boasting an open outlook to both the front and rear, ensuring a wonderful sense of privacy, the sensibly extended accommodation now extends to over 1468 square feet and offers flexible accommodation over just two floors.

Two spacious reception rooms provide ample space for both relaxation and entertaining. The ground floor also features a versatile study or playroom, a delightful conservatory that invites natural light, and a well-appointed breakfast kitchen, perfect for family gatherings. Additionally, a utility room and a guest cloakroom enhance the practicality of this home.

The first floor is equally impressive with four generously sized bedrooms, each radiating from an elegant landing, along with a luxury bathroom that adds a touch of sophistication to your daily routine. Externally the extensive private driveway offers convenient parking for multiple vehicles and the easily maintained lawned rear garden offers great levels of privacy.

Offered for sale with no onward chain, this property is ready for you to make it your own. With its combination of period features and modern extensions, this home is a rare find in a sought-after location. Do not miss the chance to view this exceptional property and experience the lifestyle it has to offer.

GROUND FLOOR

Covered Porch Entrance • Hallway With Under Stair Storage Cupboard • Living Room Opening In To... • Dining Room • Conservatory • Study/Playroom • Breakfast Kitchen • Utility Room • Guest Cloakroom

FIRST FLOOR

Elegant Landing • Bedroom One With Three Sets Of Fitted Wardrobes • Bedroom Two • Bedroom Three • Bedroom Four • Luxury Family Bathroom With Separate Shower & Freestanding Bath

OUTSIDE

Extensive Private Driveway With Hedge Boundary • Storage Garage • Lawned Rear Garden With Wonderful Levels Of Privacy • Block Paved Patio Seating Areas

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating D • All Mains Services







Approximate total area⁽¹⁾
1468 ft²
136.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		79
(39-54) E		
(21-38) F		
(1-20) G		59
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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