



Connells

Buttermere Grove
Coppice Farm Willenhall

Buttermere Grove Coppice Farm Willenhall WV12 5FQ

for sale offers in the region of
£250,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch are delighted to bring to the market this deceptively spacious two bedroom, end-terraced property in an immaculate condition in a popular cul-de-sac on Coppice Farm.

Internally the property comprises of an entrance hallway leading to a stylish lounge, modern kitchen/ diner, two generously sized bedrooms, bathroom.

Externally to the front is a lawn and off road parking whilst to the rear is a well maintained rear garden with sleeper flower beds with a bespoke seating area and a paved patio area to the rear. This property has recently added the large garage measuring 25, 6 in length and has the potential for parking or storage options or the potential to convert to a potential gym or partitioned utility area.

Viewing are highly recommended and would be suitable for first time buyers, investors or those seeking to downsize.

Location And Area

Situated on the ever popular Coppice Farm estate offering fantastic commuting access to the M6 and adjoining M6 motorways. Nearby is a wonderful selection of shopping at Wednesfield Bentley Bridge retail park, Willenhall and Bloxwich.

Approach

Set back from the roadside behind front lawn and off road parking with access to the main accommodation, side gate and garage.

Entrance Hallway

Vertical radiator, ceiling light point, stairs to first floor, door to lounge.

Lounge

13' 3" max x 9' 4" max (4.04m max x 2.84m max)

Double glazed window to front, three wall lights, gas fire place (gas fire currently condemned) ceiling light point with ceiling rose, radiator, doors to hallway and kitchen/ diner

Kitchen/ Diner

12' 4" x 9' 1" (3.76m x 2.77m)

Matching wall and base units with stainless steel sink and drainer with spray mixer tap, integrated oven, four ring gas hob, extractor hood above, plumbing point for washing machine dishwasher, space for fridge, radiator, pantry cupboard, two ceiling light points, double glazed window to rear, doors to lounge and rear garden.



First Floor Landing

Loft access, vertical radiator, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

12' 5" max x 10' 5" max (3.78m max x 3.17m max)

Two double glazed windows to front, ceiling light point with fan, built in wardrobe housing the wall mounted boiler, vertical radiator.

Bedroom Two

9' 3" x 9' (2.82m x 2.74m)

Double glazed window to rear, radiator, ceiling light point.

Bathroom

L-shaped bath with wash hand basin, low flush wc, ceiling spotlights, extractor fan, tiled walls, heated towel rail, double glazed window to rear.

Outside Rear

Paved patio area with lawn, two double socket points, sleeper flower beds with a bespoke seating area, side gate, outside tap point.

Garage

25' 6" x 9' 3" (7.77m x 2.82m)

Up and over garage door, lighting, door to rear garden. This area has potential to be a gym or partitioned for a utility area in the near future.

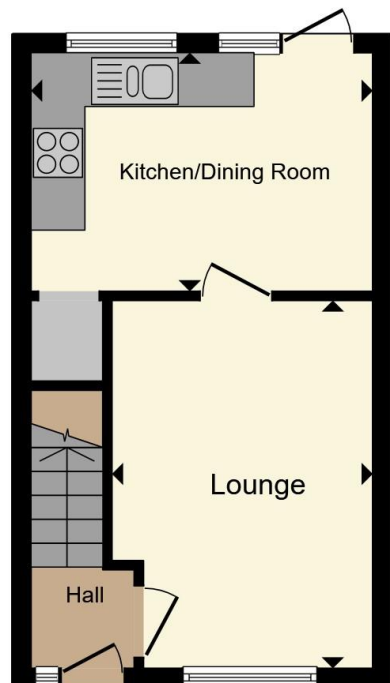
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

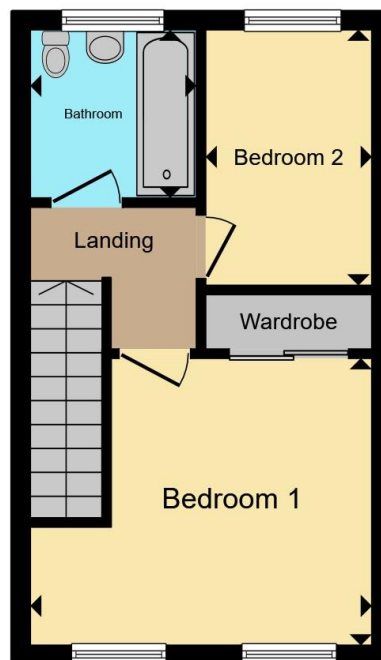




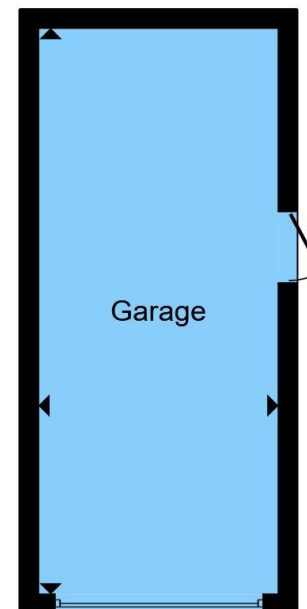




Ground Floor



First Floor



Garage

Total floor area 69.0 m² (743 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336218



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