



40 Birch Park

Coalway, Coleford, Gloucestershire, GL16 7RU

£249,950



An attractive, extended family home located in the ever popular location of Coalway in the Forest of Dean. The freehold semi-detached property provides bright and spacious accommodation throughout, making it an ideal purchase for families, first-time buyers, or those seeking a peaceful village setting with excellent local amenities nearby. The accommodation comprises of entrance hallway leading to the fitted kitchen with a range of storage units, extended bright and airy lounge/dining room and handy downstairs cloakroom. Upstairs there are three sizeable bedrooms, all well-proportioned and versatile for family living, and a modern family bathroom comprising of a white three piece suite.

The family home enjoys a beautiful rear garden, perfect for children, pets, or outdoor entertaining. The rear garden has a patio area with space for seating, partly laid to lawn and an abundance of flowers and plants. The front garden has a variety of bushes and flowers. A garage provides useful storage or workshop space, and the driveway offers off-road parking.

Coalway is a sought-after village on the edge of the Forest of Dean, providing local shops, a primary school, and easy access to Coleford, Lydney, and the wider transport network. The surrounding woodland and countryside offer endless walking, cycling, and outdoor pursuits, making this property a fantastic choice for those who love nature while remaining close to everyday conveniences.



Approached via a UPVC front door into:

Entrance Hallway:

5'7" x 4'7" (1.71m x 1.41m)

Doors to cloakroom, lounge, kitchen, stairs to first floor landing, consumer unit, thermostat, power & lighting.

Lounge:

16'3" x 11'11" (4.97m x 3.65m)

Double glazed UPVC windows to rear aspect, double glazed door to rear garden, power & lighting, TV point, electric fire.

Dining Room:

7'4" x 5'7" (2.24m x 1.72m)

Kitchen:

10'4" x 8'2" (3.17m x 2.49m)

A range of eye level & base units, stainless steel one and a half bowl sink with mixer tap and integrated drainer unit, space & plumbing for washing machine, cooker, fridge/freezer, boiler, power & lighting, double glazed UPVC window to front aspect.

Cloakroom:

3'5" x 2'7" (1.05m x 0.81m)

W.C., wash hand basin with storage underneath, tiled splashbacks, lighting.

First Floor Landing:

8'5" x 3'6" (2.58m x 1.08m)

Doors to bedrooms & bathroom, loft access with pull down ladder, smoke alarm.

Bedroom One:

12'4" x 9'7" (3.78m x 2.94m)

Double glazed UPVC window, radiator, power & lighting.

Bedroom Two:

9'0" x 8'4" (2.75m x 2.56m)

Double glazed UPVC window, storage cupboard, radiator, power & lighting.

Bedroom Three:

9'5" x 6'6" (2.89m x 1.99m)

Double glazed UPVC window, radiator, storage cupboard, power & lighting.

Bathroom:

7'1" x 5'7" (2.16m x 1.72m)

Frosted UPVC double glazed window, W.C., panelled bath with electric shower above & glass shower screen, hand wash basin, radiator.

Outside:

To the front there is a driveway for one vehicle leading

to the garage, there is a pathway to the front door and gated side access to the rear garden. The beautiful front garden has a variety of flowers and mature shrubs. An enclosed private rear garden has a patio area with space for seating, there is some lawned area and an abundance of colourful, mature flowers and shrubs making the garden an oasis to relax in.

Garage:

16'4" x 8'0" (5.00m x 2.44m)

Up and over door, power & lighting.

Agent Note:

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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



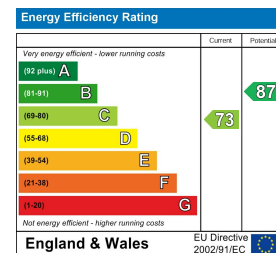
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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