



Coppice Close, Cheslyn Hay  
Walsall, WS6 7EZ

**Offers Over £245,000**



## Cheslyn Hay

Offers Over £245,000

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This superb extended family home is located in a quiet and sought after of Cheslyn Hay just a short walk to local shops, facilities in the village and within easy reach of Cheslyn Hay school. Internally the property offers an entrance hallway leading to a through lounge/dining area with patio doors leading to a raised decking area ideal for outside dining. A dining area leads to the extended kitchen with plenty of space for appliances. To the first floor are three bedrooms and a bathroom with a shower over the bath. To the outside is an enclosed rear garden with a decked patio area and to the front is a driveway providing off road parking and a side garage. This lovely property would make a fantastic family home and is ideal for first time buyers. Call Paul Carr Great Wyrley to arrange an appointment to view!







## Property Specification

NO ONWARD CHAIN  
 Extended & Deceptively Spacious Semi-Detached Family Home  
 Sought After Location Close to Cheslyn Hay Village  
 Short Distance to Cheslyn Hay School  
 Easy Access to the M6/M54 Motorway Network

### Hall

Front Lounge 3.98m (13'1") max x 3.26m (10'8")

Rear Lounge 3.49m (11'5") x 2.90m (9'6")

Dining Room 3.50m (11'6") x 2.10m (6'11")

Kitchen 4.80m (15'9") x 2.20m (7'3")

### Garage

### Cupboard

### Landing

Bedroom 1 3.80m (12'6") x 3.38m (11'1")

Bedroom 2 3.55m (11'8") x 3.38m (11'1")

Bedroom 3 2.00m (6'7") x 1.80m (5'11")

### Bathroom

### 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: 21st August 2025

### Viewer's Note:

Services connected:  
 Council tax band:  
 Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

