



**Connells**

Ullswater Road  
Coppice Farm Willenhall



### Property Description

This detached home is nestled in a peaceful cul-de-sac with a private road entrance, on the highly desirable Coppice Farm Estate. This well-presented four-bedroom detached home offers an ideal setting for family living. Boasting generous living space throughout, this property combines comfort & convenience.

The ground floor features a bright and spacious lounge, a separate dining room perfect for family meals or entertaining guests, with a bright and airy conservatory overlooking the landscaped rear garden. Having a modern fitted kitchen with breakfast bar it also offers ample storage throughout. A convenient downstairs WC and separate utility area complete the practical layout. Upstairs, you'll find four well-proportioned bedrooms, including a master with en-suite, along with a contemporary family bathroom.

Outside, the property benefits from a private enclosed recently landscaped rear garden - perfect for children and outdoor relaxation & entertaining. To the front is an ample driveway for numerous vehicles, fencing surround with a private outlook of greenery.

Located close to well-regarded schools, local amenities, and excellent transport links, this is a fantastic opportunity to secure a family home in one of the area's most sought-after residential spots in Willenhall.

Early viewing is highly recommended.

### Location And Area

Coppice Farm is known as one of the area's most popular and sought after residential estates with access to both Lichfield Road and Essington Road, conveniently located for the M6 and M54 motorway links. There are wonderful selection of local schools and shops nearby along with offering great access to Bloxwich, Willenhall, Wednesfield and the popular Bentley Bridge shopping development.

### Storm Porch

Double glazed door to front, window, tiled flooring, wall lights, double glazed composite door to entrance hallway.

### Entrance Hall

Doors to various rooms, tiled flooring, alarm panel, central heated radiator, stairs to first floor.

### Lounge

15' 9" into bay x 13' 7" ( 4.80m into bay x 4.14m )

Double glazed windows to front, two central heated radiators, feature fire place housing electric fire with double doors to the kitchen dining area.

### Kitchen Dining Area

21' 3" max x 10' 5" ( 6.48m max x 3.17m )

Fully fitted kitchen with a range of wall and base units, sink drainer, gas hob, electric double oven, worksurface with acrylic splash back, integrated fridge freezer, integrated dishwasher, integrated wine cooler. plinth lighting, work surface with base units in the dining area. understairs storage cupboard, archway to conservatory, access to reception room three/potential bedroom five..



## Conservatory

9' 3" x 8' 5" ( 2.82m x 2.57m )

UPVC construction and brick with spotlights, double glazed windows, patio door to side leading to garden.

## Utility

7' 5" x 6' 7" ( 2.26m x 2.01m )

Wall and base units, double glazed window to rear, double glazed door to side, sink drainer, wall mounted boiler, central heated radiator, plumbing for washing machine, space for domestic appliances, door to cloak room.

## Cloak Room

Double glazed window to side, low level wc, wash hand basin, tiling splash back, central heated radiator.

## Ground Floor Bedroom Five

16' x 7' 10" ( 4.88m x 2.39m )

Double glazed window to front, central heated radiator.

## First Floor Landing

Double glazed window to front, loft access, airing cupboard.

## Bedroom One

12' 11" x 11' 1" ( 3.94m x 3.38m )

Double glazed window to front, central heated radiator, built in wardrobe, access to en-suite.

## En-Suite

Double glazed window to side, double shower cubicle, low level wc, wash hand basin, wall tiling, radiator, towel rail.

## Bedroom Two

9' 11" x 8' 6" max ( 3.02m x 2.59m max )

Double glazed window to rear, central heated radiator.

## Bedroom Three

10' 6" x 8' 2" ( 3.20m x 2.49m )

Double glazed window to rear, central heated radiator.

## Bedroom Four

8' 1" x 8' 4" ( 2.46m x 2.54m )

Double glazed window to rear, central heated radiator.

## Family Bathroom

Double glazed window to rear, wash hand basin vanity unit, double glazed window to the rear, heated towel rail, wall and floor tiling, free standing bath tub, low level wc.

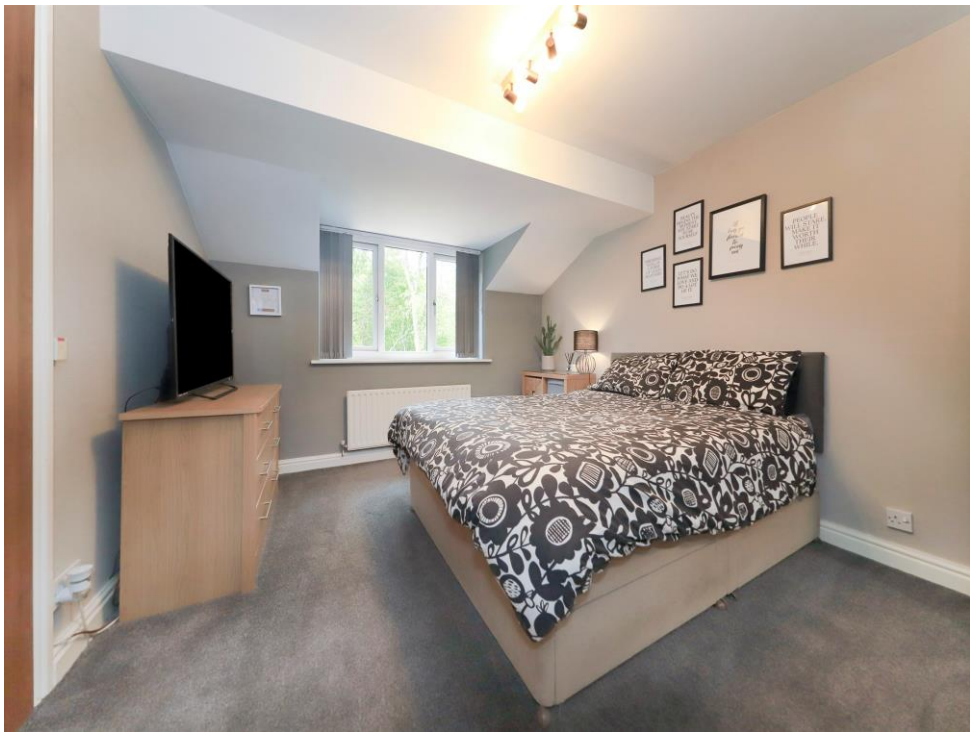
## Outside Front

Private road access leading to the property located at the end of the cul-de-sac. Concrete print driveway providing off road parking for multiple vehicles, boarders, fencing surround, overlooking greenery.

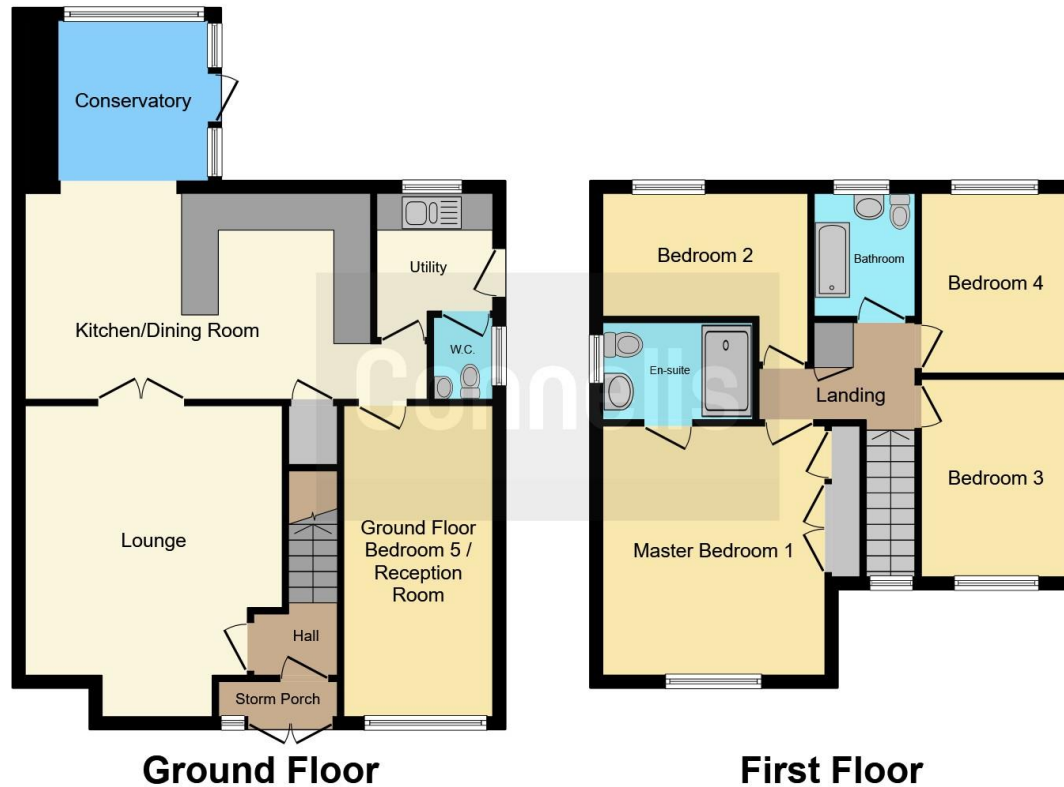
## Outside Rear

Recently landscaped rear garden, concrete print patio area, gated side access, lawned area, borders and shrubs, decking area, outdoor lighting and outdoor power points, cupboard storage area to the side of the property.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax Band: D

Tenure: Freehold

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