



Coppins Greenleighs, Sedgley, Dudley, DY3 3RZ

BERRIMAN
EATON

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Coppins is an individually designed detached family residence with excellent living spaces arranged over two floors, generous driveway and enclosed private rear garden. It briefly comprises entrance hall opening into an impressive living room overlooking the rear garden. There is a large kitchen diner with family room, separate utility room, walk in pantry giving access to a tandem garage and a downstairs cloakroom/wc. To the first floor there is a principal bedroom with en-suite bathroom, three further double bedrooms and shower room. There is potential to restore one of the bedrooms back into two rooms, should this be necessary for any potential purchaser. The rear of the property offers views to the Cleve Hills.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Greenleighs is a well established road situated between the Northway and Wolverhampton Road with a variety of individual residences of high repute. The area is perfectly situated to give access to Sedgley High Street and Wolverhampton City Centre. There are a variety of shops and facilities in Sedgley. There is a regular bus route along Wolverhampton Road. The closest Primary School is Alder Coppice although there is a good selection of Primary and Secondary Schools within convenient travelling distance. Alder Coppice Woods offer excellent walking opportunities together with Penn Golf Club.

DESCRIPTION

Coppins is an individually designed detached family residence by an award winning architect. Built in 1967 with excellent living spaces arranged over two floors, generous driveway and enclosed private rear garden. The internal accommodation briefly comprises entrance hall opening into an impressive living room overlooking the rear garden. There is a large kitchen diner with family room, separate utility room, walk in pantry giving access to a tandem garage and a downstairs cloakroom/WC. To the first floor there is a principal bedroom with en-suite bathroom, three further double bedrooms and shower room. There is potential to restore one of the bedrooms back into two rooms, should this be necessary for any potential purchaser. Hence could be converted back to a five bed house. The rear of the property offers views to the Cleve Hills. The property benefits from double glazing, and a brand new Acquair and Worcester Bosch combi boiler heating system. 95% cost effective. Installed December 2025. Upgraded loft and cavity wall insulation. uPVC soffits and fascia panels. Alarm fitted.

ACCOMMODATION

The ENTRANCE FOYER is accessed through a UPVC door with opaque inserts, there is a large double glazed picture window to the front elevation and a staircase rising to the first floor gallery landing with metal balustrades. The CLOAKROOM has a low level WC incorporating into the vanity wash hand basin with mixer tap. There is coats storage behind a sliding door and a double glazed window to the front elevation, tiled wall and Karndean flooring. There are steps down into the LIVING ROOM which has two double glazed French doors to the rear elevation, authentic wooden floor, spotlights, coal effect gas fire recessed into a raised fireplace with a large feature York stone wall, double glazed window to the side elevation and step up to a further seating area with double glazed window to the front elevation. The KITCHEN/DINING ROOM has a range of wall and base units with complementary work surfaces and splashback, inset single drainer sink unit and mixer tap, double oven and new ceramic hob and extractor fan unit. There are a range of integrated appliances including fridge, freezer and dishwasher. There are plinth lights, Karndean floor and a door into the UTILITY which has a fitted worksurface with inset double drainer sink unit and mixer tap, plumbing and space beneath for a washing machine and tumble dryer, tiled walls, Karndean floor, double glazed window to the side elevation, door to the outside and a boiler room which houses the new Johnson and Starley Acquair gas central heating system boiler.

The new Worcester Bosch combi boiler is located on the opposite wall. Adjacent to the dining area is a large FAMILY AREA, which is currently being used as a dining room and which has double glazed windows to the rear elevation, double glazed french door to the garden, spotlights and an economy 7 storage heater. From the kitchen there is a walk in pantry with fitted shelving on both sides, Karndean flooring and a door into the TANDEM DOUBLE GARAGE. This has wooden opening doors, a further storage cupboard, door to the rear garden and a door to the side passage. Bin store recently rebuilt and links to a further storage facility.

The staircase rises to the extensive FIRST FLOOR LANDING which has a double glazed window to the front elevation, store cupboard with fitted shelving / walk in wardrobe located next to the master bedroom, loft access and metal balustrades. The PRINCIPAL BEDROOM has double glazed windows to the side and rear elevations, and fitted wardrobes with matching drawers and bedside tables. The EN-SUITE BATHROOM has a bath with shower over, wet wall and glazed concertina screen, His & Hers vanity wash hand basins with mixer taps incorporating the low level WC, large walled mirror, panelled ceiling, double glazed window, Karndean floor and spotlights. DOUBLE BEDROOM 2 (which used to be two single bedrooms) has two double glazed windows to the rear elevation, fitted wardrobes with sliding mirrored doors and an economy 7 storage heater. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation and fitted wardrobe. DOUBLE BEDROOM 4 has a double glazed window to the front elevation and spotlights. The SHOWER ROOM has a large walk in cubicle, wet wall, His & Hers vanity wash hand basin with mixer taps and which also incorporates the low level WC, large fitted walled mirror, panelled ceiling, spotlights, double glazed window to the front elevation, tiled walls, Karndean floor and airing cupboard. The rooms that are carpeted have matching carpet throughout.

OUTSIDE

The property occupies a generous corner plot with lawns surrounding the property with various shrubs and plants, a large sweeping tarmac driveway suitable for parking several vehicles and giving access to the tandem garage (33' 8" x 11' 9"). There is side gated access into the rear garden which is beautifully private with a large lawn and various raised rockery beds with established shrubs and a historic pond which is no longer in use but could be reinstated or filled in, depending on the purchase. The property is enclosed by concrete fencing.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F – Dudley MBC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers In The Region Of
£665,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**Coppins
Sedgley**



HOUSE: 192.8sq.m. 2075sq.ft.
 GARAGE: 46.6sq.m. 502sq.ft.
TOTAL: 239.4sq.m. 2577sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

