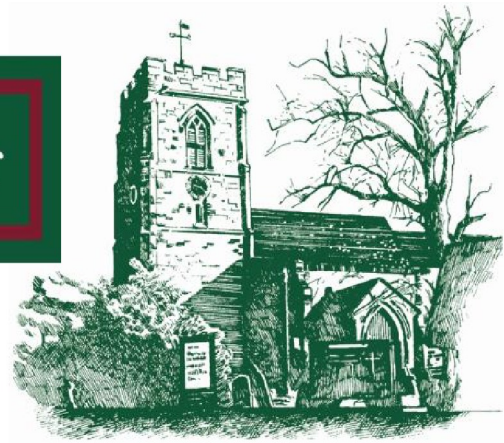


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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59 Coppice Road, Walsall Wood, WS9 9BH Guide Price £235,000

A conveniently situated three/four bedroomed detached residence occupying a good sized plot in this popular residential location close to local amenities.

* Fully Enclosed Porch * Lounge * Fitted Kitchen * Utility * Dining Room/Bedroom Four *
Ground Floor WC * Three Bedrooms * Wet Room * Off Road Parking * Gas Central Heating
System * PVCu Double Glazing * No Upward Chain

Council Tax Band C
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



59 Coppice Road, Walsall Wood



Lounge



Fitted Kitchen



Dining Room/Bedroom Four



First Floor Landing



Bedroom One



59 Coppice Road, Walsall Wood



Bedroom Two



Bedroom Three



Wet Room



Rear Garden



Rear Elevation

59 Coppice Road, Walsall Wood

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this continently situated three/four bedroomed detached residence that occupies a good sized plot in this popular residential location and within easy reach of local amenities.

The area is extremely accessible to all main centres of the West Midlands conurbation with the A5 Trunk and M6 Toll Roads within 3 miles giving further access to the M6, M5, M42 and M54 motorways.

Main centre shopping is available at Lichfield and Walsall and children of all ages have a wide range of good schools provided including St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

The area is well served for leisure facilities with Oak Park Leisure Centre in Walsall Wood and cricket, hockey and squash clubs behind the church at The Green, Aldridge and Druids Heath Golf Club off Stonnall Road while Stonnall village enjoys a range of community activities.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation and ceiling light point.

LOUNGE

5.26m x 3.66m (17'3 x 12'0)

PVCu double glazed double opening doors leading to the rear gardens, feature fireplace with gas coal effect fire fitted, central heating radiator and ceiling light point.

FITTED KITCHEN

4.11m x 2.51m (13'6 x 8'3)

PVCu double glazed door and window to front elevation, range of fitted wall, base units and drawers, working surfaces, stainless steel single drainer sink with mixer tap over, space for appliances, ceiling light point, central heating radiator and wall mounted "Ideal" central heating boiler.

REAR LOBBY

DINING ROOM/BEDROOM FOUR

4.57m x 2.36m (15'0 x 7'9)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

GROUND FLOOR WC

having WC, wash hand basin and ceiling light point.

UTILITY

3.56m x 0.30m (11'8 x 1'0)

door and windows to rear elevation and ceiling light point.

FIRST FLOOR LANDING

ceiling light point, loft access and storage cupboard off.

BEDROOM ONE

3.66m x 2.82m (12'0 x 9'3)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

59 Coppice Road, Walsall Wood

BEDROOM TWO

3.66m x 2.54m (12'0 x 8'4)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

BEDROOM THREE

2.03m x 1.83m (6'8 x 6'0)

PVCu double glazed window to side elevation and ceiling light point.

WET ROOM

PVCu double glazed frosted window to side elevation, electric "Triton" shower fitted, wash hand basin, WC, central heating radiator, tiled walls, ceiling light point and extractor fan.

OUTSIDE

FORE GARDEN

having block paved frontage providing extensive off road parking, side borders and outside light.

CAR PORT/STORAGE

REAR GARDEN

paved patio area, lawn, side borders and shrubs, security light, outside power supply and storage sheds.

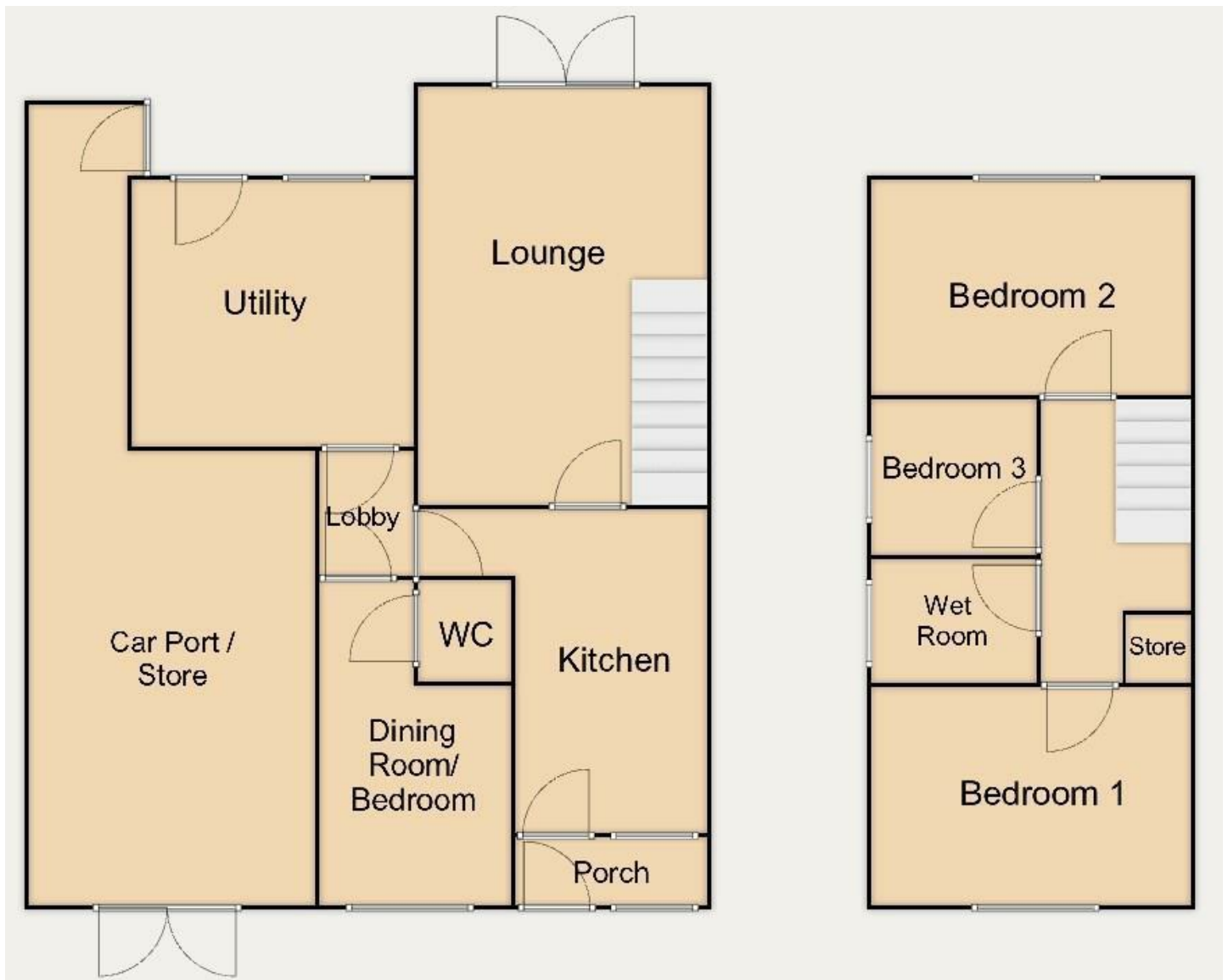
GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

59 Coppice Road, Walsall Wood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	