



Connells

Nevis Grove
Coppice Farm Willenhall



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch are delighted to bring to the market this well presented three bedroom semi detached family home situated in a popular cul-de-sac location on Coppice Farm. This family home was previously built as a two bedroom and has been modified into a three bedroom and could be converted back. Viewings are highly recommended, call Connells today to book your viewing.

Internally the property comprises of hallway leading to a spacious lounge, modern fitted kitchen and sun room (which has a versatile usage and could be a play room or dining room). Heading upstairs you will find three bedrooms and family bathroom. Outside to front is off road parking for several vehicles and a low maintenance rear garden with paving, decking and artificial lawn. The property also benefits from having a set back garage for additional parking or storage space and a sheltered area currently used for storage.

The Location & 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.

Approach

Set back from the roadside in a cul-de-sac location with several parking spaces, access to the main accommodation and sheltered storage area.

Entrance Hall

Door to front, ceiling light point, door to lounge.

Lounge

17' 4" x 12' 6" (5.28m x 3.81m)
Double glazed windows to front and side, two central heating radiators, ceiling light point, stairs rising to first floor, doors to entrance hall and kitchen.

Kitchen

12' 6" x 8' 6" (3.81m x 2.59m)
Matching wall and base units, breakfast bar, Belfast sink with spray mixer tap, integrated double oven and grill, induction hob with extractor hood, plumbing point for washing machine, integrated dishwasher, bins, fridge and freezer, part tiled walls, spotlights, central heating radiator, double glazed window to rear, doors to sun room and lounge.

Sun Room/ Dining/ Play Room

10' x 10' 2" (3.05m x 3.10m)
Two double glazed windows, central heating radiator, ceiling light point, french doors to rear garden.



First Floor Landing

Loft access, ceiling light point, doors to various rooms.

Bedroom One

12' 6" x 8' 7" (3.81m x 2.62m)

Two double glazed window to rear, central heating radiator, ceiling light point, storage cupboard.

Bedroom Two

7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom Three

9' 6" x 4' 8" (2.90m x 1.42m)

Double glazed window to front, central heating radiator, ceiling light point.

Family Bathroom

Double glazed window to front, bath with shower over, low flush wc, fitted sink, extractor fan, part tiled walls, ceiling light point, double glazed window to side.

Outside Rear

Paved patio area, raised decking area, artificial lawn, hot and cold tap points, side gate leading to the sheltered storage area, roller shutter door to front.

Garage

16' 10" x 8' 2" (5.13m x 2.49m)

Lighting, doors to side, power, french doors to sheltered area (french doors can be converted back to a garage door if used for parking).

Agents Note

Please note there is a TPO (tree preservation order) in the rear garden.









Total floor area 113.6 m² (1,222 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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Property Ref: WVH335811 - 0004