

Connells

Green Meadow Road
Coppice Farm Willenhall

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Coppice Farm Willenhall WV12 5UY

for sale offers in the region of
£230,000







Property Description

Connells Wolverhampton is delighted to bring to the market this well presented two bedroom detached starter home located on the ever popular Coppice Farm estate in Willenhall. Boasting NO UPWARD CHAIN this property promises to be the ideal choice for first time buyers and viewing is highly recommended, call Connells today to book your viewing.

Internally the property comprises entrance hall, lounge with feature bay window, spacious modern fitted kitchen, two bedrooms and bathroom. The property also boasts ample off road parking to front, 17ft garage space ideal for additional parking, storage or conversion (subject to relevant permissions) and a beautiful landscaped rear garden providing the perfect space to relax with friends and family.

The Location & Area

Situated within a popular area of Coppice Farm not far from the main Lichfield Road which offers fantastic commuting access to Bloxwich, Wednesfield and Wolverhampton. There is a fantastic selection of shopping within Wednesfield, Wolverhampton and Willenhall with further shopping within Cannock and Bloxwich.

Entrance Hall

Access door to side, stairs to first floor landing, central heating radiator.

Lounge

15' 7" max into bay x 10' 3" (4.75m max into bay x 3.12m)

Double glazed bay window to front, central heating radiator, electric fireplace.

Kitchen

13' 3" x 10' max (4.04m x 3.05m max)

Two double glazed windows to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, electric oven, hob, central heating radiator, plumbing for appliances, pantry/store cupboard, double glazed door to side leading to the garage.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

Bedroom One

13' 4" into wardrobe x 11' 9" (4.06m into wardrobe x 3.58m)

Two double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom Two

11' 4" x 6' 7" (3.45m x 2.01m)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed window to rear, wc, wash hand basin vanity unit, bath with mixer taps and shower over, central heating radiator.

Outside Front

Ample driveway, lawned area, access to the garage.

Garage

17' 6" x 7' 9" (5.33m x 2.36m)

Double doors to front, power, lighting, double glazed window to rear, access door to rear leading to garden.

Outside Rear

Large porcelain patio, lawned area, variety of shrubs, outside lights, outdoor tap, door double electric point, gated side access, outbuilding with doors, windows and electric.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







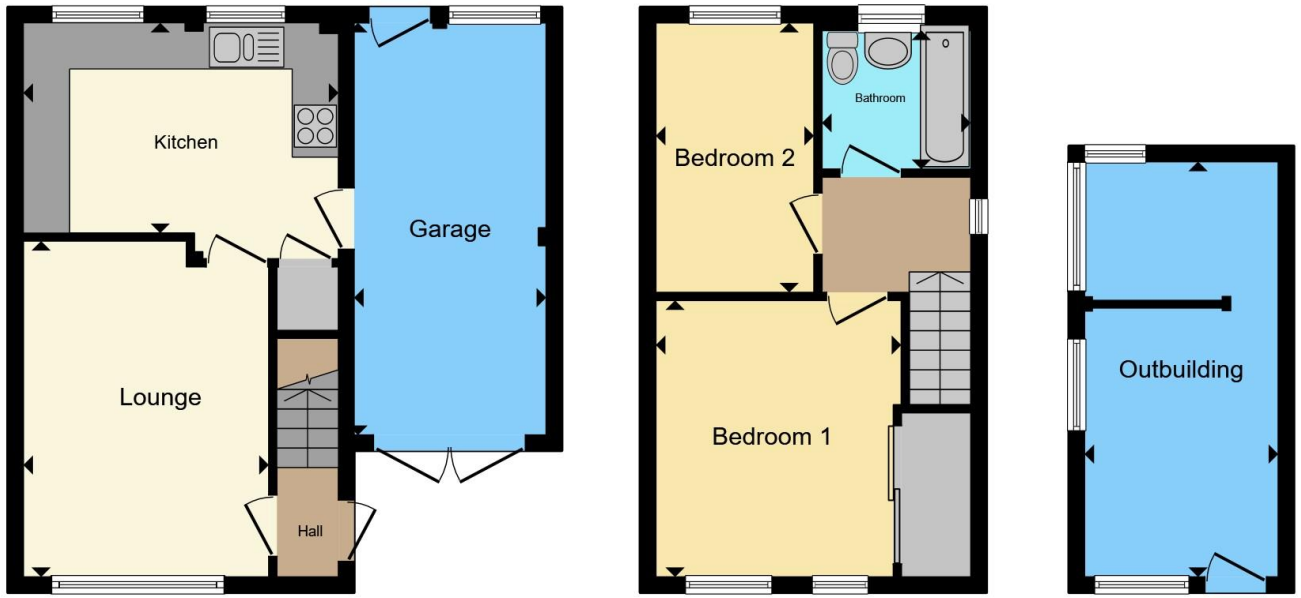












Ground Floor **First Floor** **Outbuilding**

Total floor area 86.4 m² (930 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334875

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.