



Coppice Lane | Walsall | WS6 7HA

Open To Offers £230,000

 **Webbs**
estate agents

Summary

** TRADITIONAL ** FOUR BED SEMI ** OPEN PLAN KITCHEN/DINER FAMILY ROOM ** SUMMER-HOUSE ** VILLAGE LOCATION ** WOOD BURNER ** GENEROUS BEDROOM SIZES **

WEBBS ESTATE AGENTS are delighted to welcome to market Coppice Lane in Cheslyn Hay, Walsall, this exquisite traditional four-bedroom semi-detached home presents a perfect blend of classic elegance and modern living. Upon entering, you are greeted by a generously sized lounge, an ideal space for both relaxation and entertaining guests. The room is bathed in natural light, creating a warm and inviting atmosphere that makes you feel right at home.

One of the standout features of this property is the extended open-plan kitchen, which is not only stylish but also practical. It includes a delightful wood burner, ensuring warmth and comfort during the colder months. This fantastic area is perfect for family gatherings and culinary adventures, designed to cater to all your cooking needs while maintaining a chic aesthetic.

In addition to its living spaces, the property also boasts a cellar, providing ample storage for your belongings and helping to keep your living areas clutter-free.

There are three generous bedrooms on the first floor landing and a converted loft room which could be a master room or a fourth bedroom for a growing family.

With its spacious layout and thoughtful design, this home is ideal for families seeking comfort and convenience in a desirable location. The combination of traditional charm and modern amenities makes this property a truly delightful place to live. Do not miss the opportunity to make this wonderful home your own.

Key Features

- TRADITIONAL SEMI DETACHED
- GREAT SIZED LOUNGE
- WOOD BURNER FOR COSY NIGHTS
- CELLAR FOR AMPLE STORAGE
- WALKING DISTANCE TO CHESLYN HAY
- FOUR GENEROUS BEDROOMS
- OPEN PLAN KITCHEN/DINER
- FAMILY BATHROOM
- GENEROUS GARDEN WITH SUMMER-HOUSE
- BOASTS TRADITIONAL FEATURES

Rooms and Dimensions

LOUNGE

12'1" x 11'9" (3.70 x 3.60)

KITCHEN/DINING ROOM

22'3" x 12'1" (6.80 x 3.70)

FAMILY BATHROOM

6'6" x 6'2" (2.00 x 1.90)

FIRST FLOOR LANDING

MASTER BEDROOM

12'1" x 11'9" (3.70 x 3.60)

BEDROOM TWO

12'1" x 8'10" (3.70 x 2.70)

BEDROOM THREE

10'9" x 6'10" (3.30 x 2.10)

SECOND FLOOR LANDING

FOURTH BEDROOM/LOFT CONVERSION

19'6" x 11'6" (5.95 x 3.516)

EXTERNALLY

PRIVATE REAR GARDEN

SUMMER-HOUSE







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC

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