



4 Coppice Lane, Willenhall, WV12 5RS

BERRIMAN
EATON

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A well-presented three-bedroom terrace property with a pleasant view to the rear.
Ideally situated for easy access to local amenities and transport links.

LOCATION

4 Coppice Lane is conveniently situated for access to the wide ranging local amenities afforded by Wednesfield town centre, Bentley Bridge retail park is nearby and there is easy access to the city centre of Wolverhampton itself.

The house provides an ideal address for families with excellent schooling being readily available in close proximity. Furthermore, the communication links are excellent with mainline rail connections at Wolverhampton and the M5 and M6 motorways facilitating fast access to Birmingham and the entire industrial West Midlands.

DESCRIPTION

The property offers spacious and well-presented accommodation across two floors. To the ground floor, the property comprises a generous lounge, kitchen, and guest cloakroom. To the first floor there are three good sized bedrooms, along with a family bathroom. Externally, the property has a private rear garden and benefits from gas central heating and double glazing throughout.

ACCOMMODATION

A double glazed door opens in to the HALL with laminate flooring and a door into the LOUNGE with ornamental fireplace, laminate flooring, double glazed door to the rear and a door to KITCHEN comprising wall and base mounted cupboards with fitted worktop, stainless steel sink and drainer, integrated oven, hob and extractor above, space for a fridge freezer, inset ceiling down lighters, under stairs storage cupboard, double glazed front window and a door to the INNER LOBBY having a double glazed rear window and GUEST CLOAKROOM with WC and double glazed window.

Stairs rise to the FIRST FLOOR LANDING having a double glazed window to the front and loft access. BEDROOM ONE is a good size double room with double glazed windows, a built in storage cupboard housing a wall mounted gas central heating boiler. BEDROOM TWO is a double room in size with a double glazed rear window. BEDROOM THREE has a double glazed rear window. The BATHROOM has a panelled bath with shower over, pedestal wash hand basin, WC and double glazed window to the front elevation.

OUTSIDE

The property has a lawned foregarden with hardstanding, a paved pathway to the front door and a

double glazed door providing side access to the REAR GARDEN which is laid to lawn with a paved terrace and decking area and pleasant views to the rear.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND A – Wasall

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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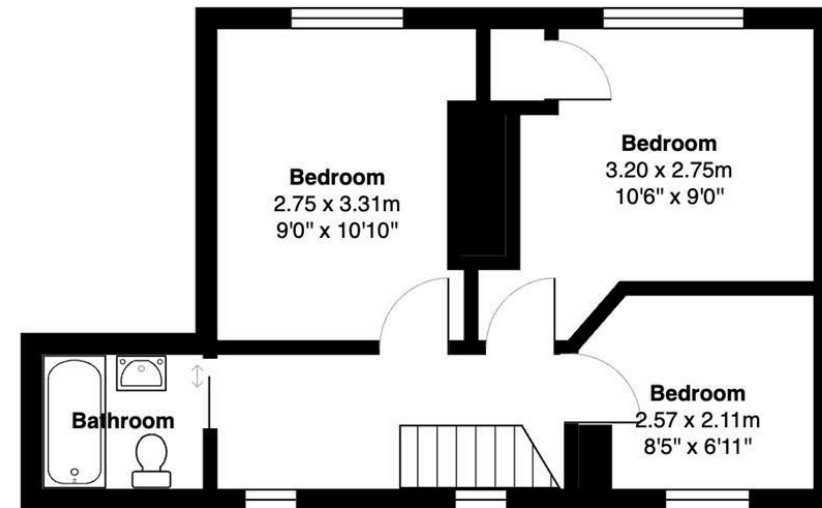
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Offers Around
£189,950

EPC: D

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.



Total Area: 68.7 m² ... 740 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

