



Coppice Lane, Cheslyn Hay  
Walsall, WS6 7HA

Offers in Excess of £197,500

# Cheslyn Hay

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Welcome to Coppice Lane and this well presented, modernised, Period style property located in the desirable location of Cheslyn Hay.

Within easy reach of local shops and facilities this much improved character property has ample facilities and amenities including a choice of primary and secondary schools on the doorstep.

You are welcomed by a cozy yet spacious living area which features an open fireplace and a large bay window. Through to the rear of the property is a newly renovated, open-plan kitchen dining area with stairs leading to the first floor, a door into the cellar and a ground floor family bathroom.

To the first floor are three bedrooms. A master bedroom, two good sized bedrooms and a newly fitted shower room which features a free standing shower. The rear garden features artificial turf as well as a patio area.

This property is perfect for first time buyers, landlords as a buy-to-let investment and anyone looking to downsize.

Contact Paul Carr Estate Agents to arrange an appointment to view!





### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 28th September 2023

### Property Specification

Stylish Open-Plan Kitchen/Dining Room  
Cozy Living Room  
Three Bedrooms  
Two Bathrooms  
Period Style with Modern Decor

**Living Room 3.66m (12') max x 3.65m (12')**

**Cellar 2.53m (8'3") x 0.84m (2'9")**

**Kitchen/Dining Room 6.93m (22'9") x 3.65m (12') max**

**Bedroom 1 3.66m (12') x 3.65m (12')**

**Bedroom 3 2.75m (9') x 2.49m (8'2")**

**Bedroom 2 3.07m (10'1") x 2.11m (6'11")**

### Viewer's Note:

Services connected: Gas, Electric, Water and Drainage Services  
Council tax band: A

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating



## Map Location