



**Gorey Close, Coppice Farm Estate**  
Willenhall, WV12 5YP

**£195,000**

**\*\*BEAUTIFULLY PRESENTED TWO BEDROOM HOME IN POPULAR COPPIICE FARM LOCATION\*\*** Lounge, fitted kitchen with underfloor electric heating, utility room, play room, double glazing, central heating. **VIEWINGS HIGHLY RECOMMENDED!**

**Entrance Hall:** having stairs leading to the first floor level, radiator, door to;

**Lounge:** 13' 6" x 9' 11" (4.11m x 3.02m) having double glazed window to the front, radiator, radiator, feature electric fireplace, door to;

**Kitchen:** 13' 3" x 7' 9" (4.04m x 2.36m) having a range of fitted wall and base cupboard units with work surfaces over, built in electric oven, electric hob with extractor above, inset single sink and drainer unit, built in dishwasher and refrigerator, built in store cupboard, radiator, electric under floor heating, double glazed window to the rear, door to the rear garden and door to;

**Play Room/Study:** 10' 7" x 7' 6" (3.22m x 2.28m) having radiator, doors leading to store/garage and to;

**Utility:** 8' 1" x 7' 1" (2.46m x 2.16m) having fitted wall and base cupboards with work surfaces over, circular sink and drainer unit, plumbing for washing machine and dryer, double glazed window to the rear, door leading to the rear garden

**Store/Garage:** 8' 3" x 7' 9" (2.51m x 2.36m) having door to the front, power and light points

#### **On The First Floor**

**Landing:** having double glazed window to the side, access to loft storage area, doors leading off to;

**Bedroom One:** 12' 5" x 10' 11" (3.78m x 3.32m) having two double glazed windows to the front, radiator, built in wardrobe and storage cupboard

**Bedroom Two:** 9' 0" x 7' 0" (2.74m x 2.13m) having double glazed window to the rear, radiator

**Bathroom:** having suite comprising bath with shower over, vanity wash hand basin and W.C., fully tiled, double glazed window to the rear, heated towel rail

**Outside:** To the front of the property is a concrete print driveway providing off road parking and artificial lawn. Enclosed rear garden with block paved patio area and artificial lawn.



**TENURE:** . References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

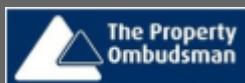




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GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 can be given as to their condition or working order. Made with Metrigeo ©2022

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		70
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	