



Coppice Road, Walsall Wood  
Walsall, WS9 9BH

Offers in Excess of £260,000

# Walsall Wood

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LARGE PLOT...A rare opportunity to acquire this stunning individually designed two-bedroom detached bungalow. Situated in a sought-after location close to local amenities and transport links including M6 toll road & A5.

Presented to a high standard throughout the property briefly comprises: spacious reception hall, through lounge with patio doors to the rear garden, fitted breakfast kitchen with integrated appliances and French doors to patio, utility room, two bedrooms (one with fitted wardrobes) re-fitted luxury bathroom. Externally the property occupies a large plot with an impressive frontage comprising a shale area with various mature shrubs set in area with an adjacent driveway providing ample parking for several cars.

There is a generous mature rear garden which is not directly overlooked and mainly lawned with various mature shrubs and trees set in also a full width patio area.





## Property Specification

SPACIOUS DETACHED BUNGALOW  
TWO DOUBLE BEDROOMS  
EXTENDED REFITTED BREAKFAST KITCHEN  
EXTENDED LOUNGE  
STUNNING MATURE GARDENS

### Entrance Hallway

Lounge 27' 3" x 11' 2" (8.30m x 3.40m)

Kitchen/Diner 27' 3" x 8' 6" (8.30m x 2.60m)

Bedroom One 10' 10" x 14' 4" (3.31m x 4.37m)

Bedroom Two 8' 10" x 14' 2" (2.70m x 4.33m)

Bathroom

Utility room

### 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: 22nd September 2023

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

