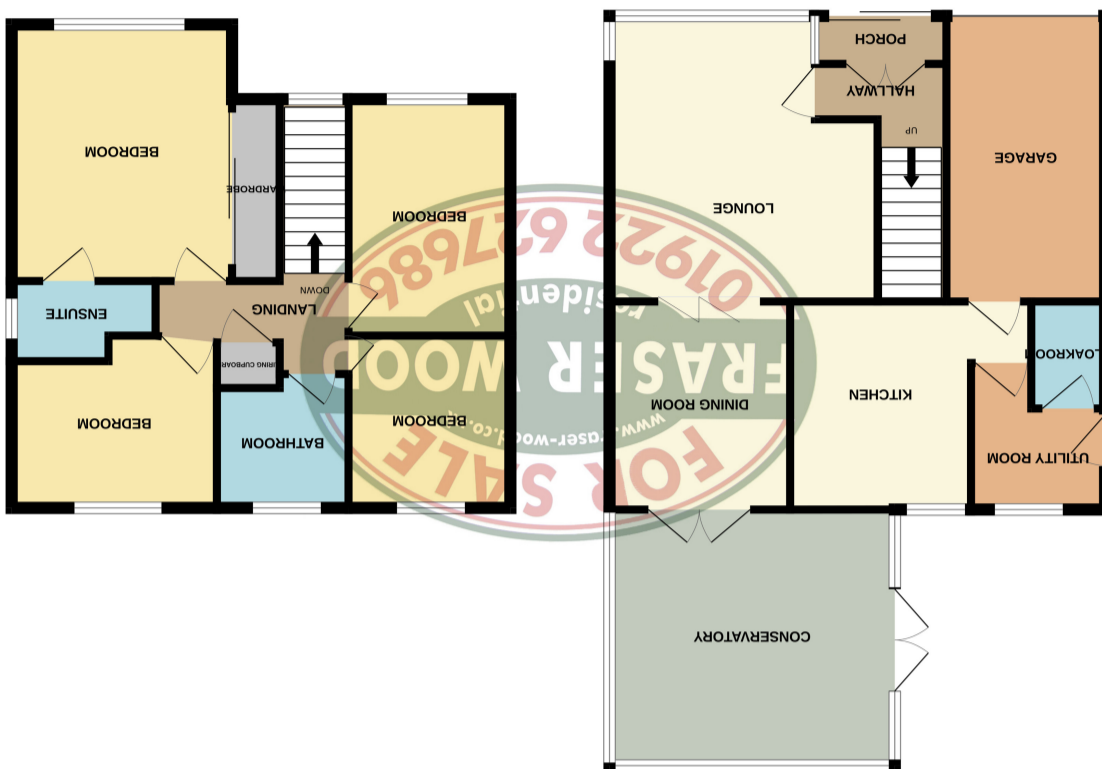




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

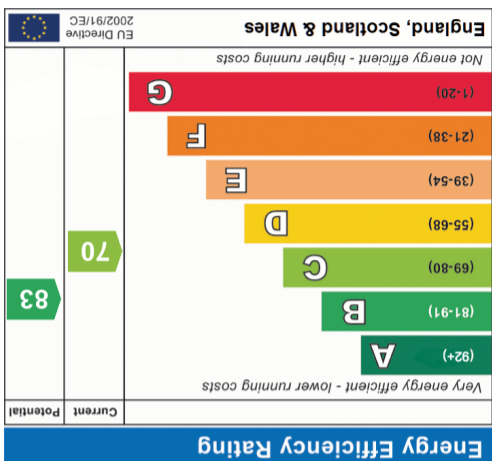
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
 Made with Metretek £2024

TOTAL FLOOR AREA: 1260 sq.ft. (117.0 sq.m.) approx.



GROUND FLOOR (69.1 sq.m.) approx.

1ST FLOOR (516 sq.ft. (48.0 sq.m.) approx.



17 Ullswater Road, Coppice Farm, Willenhall, WV12 5FH

OFFERS REGION £385,000



17 ULLSWATER ROAD, COPPICE FARM, WILLENHALL

This modern style, four bedroomed, detached house occupies a pleasant position on the popular Coppice Farm Estate, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages, local shopping facilities and access to the M6 Motorway at Junction 10.

Affording an excellent opportunity for the discerning purchaser, the well presented accommodation briefly comprises the following:- (all measurements approximate)

PORCH ENTRANCE

having UPVC sliding door and tiled floor.

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, wooden flooring and stairs off to first floor.

LOUNGE

4.20m x 3.97m excluding bay (13' 9" x 13' 0") having UPVC double glazed square bay window to front, ceiling light point, central heating radiator, coved cornices, wooden flooring, feature fireplace surround with fitted gas fire and bi-fold doors to dining room.

DINING ROOM

3.05m x 2.62m (10' 0" x 8' 7") having ceiling light point, central heating radiator, wooden flooring, coved cornices and UPVC double glazed doors to conservatory.

CONSERVATORY

4.20m x 3.78m (13' 9" x 12' 5") having UPVC double glazed windows, ceiling light point, central heating radiator, tiled floor, two roof windows and UPVC double glazed door to rear garden.



FITTED KITCHEN

3.03m x 2.67m (9' 11" x 8' 9") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, splash back surrounds, gas cooker point with extractor hood over, appliance space, plumbing for automatic dishwasher, tiled floor, ceiling light point, central heating radiator, built-in store cupboard and UPVC double glazed window to rear.

UTILITY ROOM

having inset stainless steel sink unit, wall and base cupboards, work top, tiled splash back surrounds, ceiling light point, central heating radiator, tiled floor, plumbing for automatic washing machine, UPVC double glazed window to rear and UPVC double glazed door to side.

GUEST CLOAKROOM

having low flush w.c., ceiling light point, tiled floor and UPVC double glazed window to side.

FIRST FLOOR LANDING

having ceiling light point, airing cupboard, loft hatch and electric heater.

BEDROOM NO 1

3.77m x 3.25m (12' 4" x 10' 8") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in mirrored wardrobe.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., splash back surrounds, ceiling light point, central heating radiator, extractor fan and UPVC double glazed window to side.

BEDROOM NO 2

3.19m x 2.39m (10' 6" x 7' 10") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 3

2.91m x 2.40m (9' 7" x 7' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobe.



BEDROOM NO 4

2.39m x 2.39m (7' 10" x 7' 10") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

BATHROOM

having white suite comprising P shaped bath with fitted shower unit, pedestal wash hand basin, low flush w.c., ceiling light point, central heating radiator, tiled splash back surrounds and UPVC double glazed window to rear.

OUTSIDE

FRONT DRIVEWAY

providing off-road parking for several vehicles, shaped lawn and with pathway to front entrance door.

GARAGE

4.78m x 2.34m (15' 8" x 7' 8") having electrically operated shutter door, power and lighting.

ENCLOSED REAR GARDEN

with timber fencing surrounds, block paved patio area, mature lawn, raised flower beds, timber garden shed and side access gate.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band D with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/04/07/24

© FRASER WOOD 2024.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.