



Copperworks Way,
Walsall, WS3 1FR

Offers Over £280,000

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A beautifully presented three bedroom detached property, situated within a popular modern estate on Copperworks Way, WS3. This immaculate home offers spacious and versatile family accommodation throughout, making it an ideal choice for first-time buyers, growing families, or those looking to downsize without compromise.

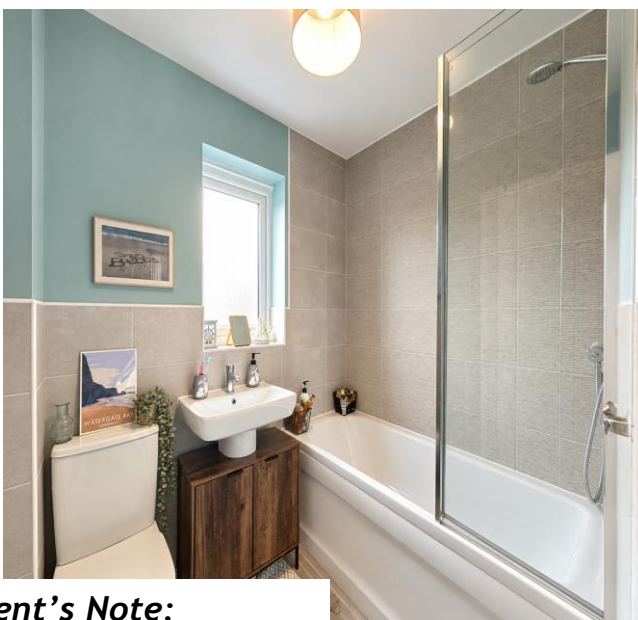
Upon entering, you are welcomed into a bright and airy hallway with access to a convenient guest W.C. The heart of the home is the impressive kitchen diner, offering ample space for family dining and entertaining, complete with fitted units and space for all essential appliances. A separate lounge provides a comfortable space to relax, completing the well thought out ground floor layout.

To the first floor, the property boasts three good-sized bedrooms, with the principal bedroom benefiting from a private en-suite shower room. The remaining two bedrooms share access to a modern, well-appointed family bathroom, suitable for busy family life.

Externally, the property benefits from a driveway providing off-road parking, along with a private rear garden, thoughtfully laid out to include a patio seating area – perfect for outdoor dining and entertaining during the warmer months.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.





Property Specification

DETACHED FAMILY HOME
KITCHEN/ DINER
GUEST W.C
EN-SUITE SHOWER ROOM
WELL PRESENTED THROUGHOUT

Lounge 16' 6" x 9' 8" (5.03m x 2.94m)

Kitchen/Diner 16' 5" x 9' 6" (5.00m x 2.89m)

GUEST W.C

Bedroom 1 12' 6" x 10' 0" (3.81m x 3.05m)

Bedroom 2 9' 4" x 9' 6" (2.84m x 2.89m)

Bedroom 3 7' 0" x 9' 7" (2.13m x 2.92m)

En-suite

Family Bathroom

Agent's Note:

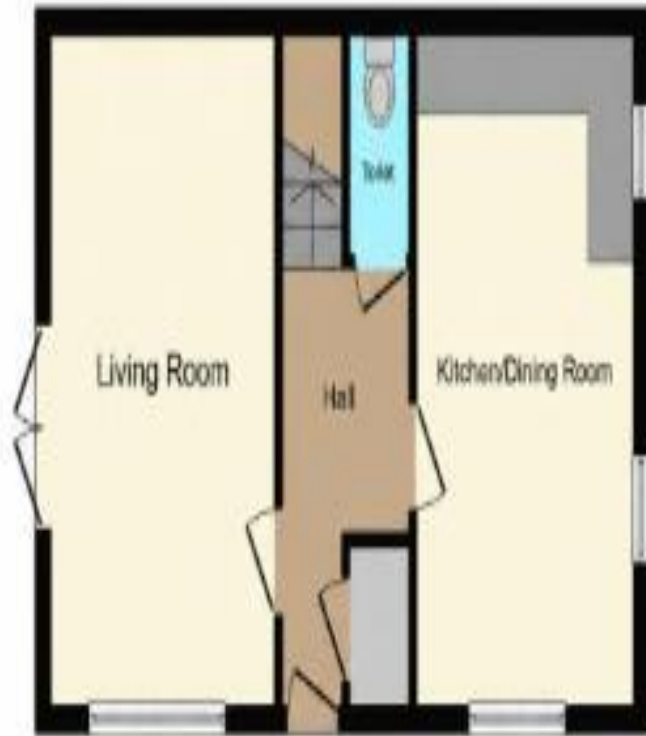
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

Floor Plan



Ground Floor



First Floor

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A	84 B	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Map Location

