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Coppice Road, Tatenhill, Staffordshire, DE13 9GF

Asking Price £260,000

https://www.abodemidlands.co.uk

This well-presented three-bedroom semi-detached property offers spacious and modern accommodation across two floors. Featuring a generous living room, a stylish open-plan kitchen diner, a downstairs WC, and three bedrooms, the home is ideal for families or professionals. The contemporary interior is complemented by quality finishes, ample storage, and a well-maintained garden accessible from the dining area.

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Accommodation

Ground Floor

A welcoming entrance hallway with wood-effect flooring and carpeted stairs provides access to the principal reception areas. The spacious living room enjoys natural light from a front-facing window and is finished in a neutral décor with plush carpet and ample space for a large corner sofa and media unit. Double doors lead into the open-plan kitchen diner, which is fitted with a range of sleek wall and base units with wood-effect work surfaces, an integrated oven with gas hob and extractor, space for white goods, and a stainless steel sink. The dining area has tiled flooring and provides room for a family dining table, with French doors opening out to the rear garden. A convenient downstairs WC with tiled flooring, pedestal wash hand basin, and low-level WC completes the ground floor.

First Floor

Upstairs, the property offers three well-proportioned bedrooms. The second bedroom features mirrored fitted wardrobes and a front-facing window, while the third bedroom, currently used as a home office, overlooks the rear elevation. The layout supports flexible living, ideal for growing families or those working from home.

Outside

The rear garden is accessed via the French doors in the dining area, opening onto a patio space leading to a lawned area enclosed by timber fencing—ideal for entertaining or relaxing. The front of the property includes a path to the entrance and benefits from off-street parking.

First Floor
Bedroom 3
2.31m x 2.13m
(7'7" x 7')
Master
Bedroom
3.36m x 2.62m
(11' x 8'7")
Landing
En-suite
Bedroom 2
3.16m x 2.61m
(10'4" x 8'7")
Bathroom
Ground Floor
Kitchen/Diner
4.11m (13'6") max
x 4.82m (15'10")
WC
Lounge
3.91m (12'10")
x 3.84m (12'7") max
Hallway
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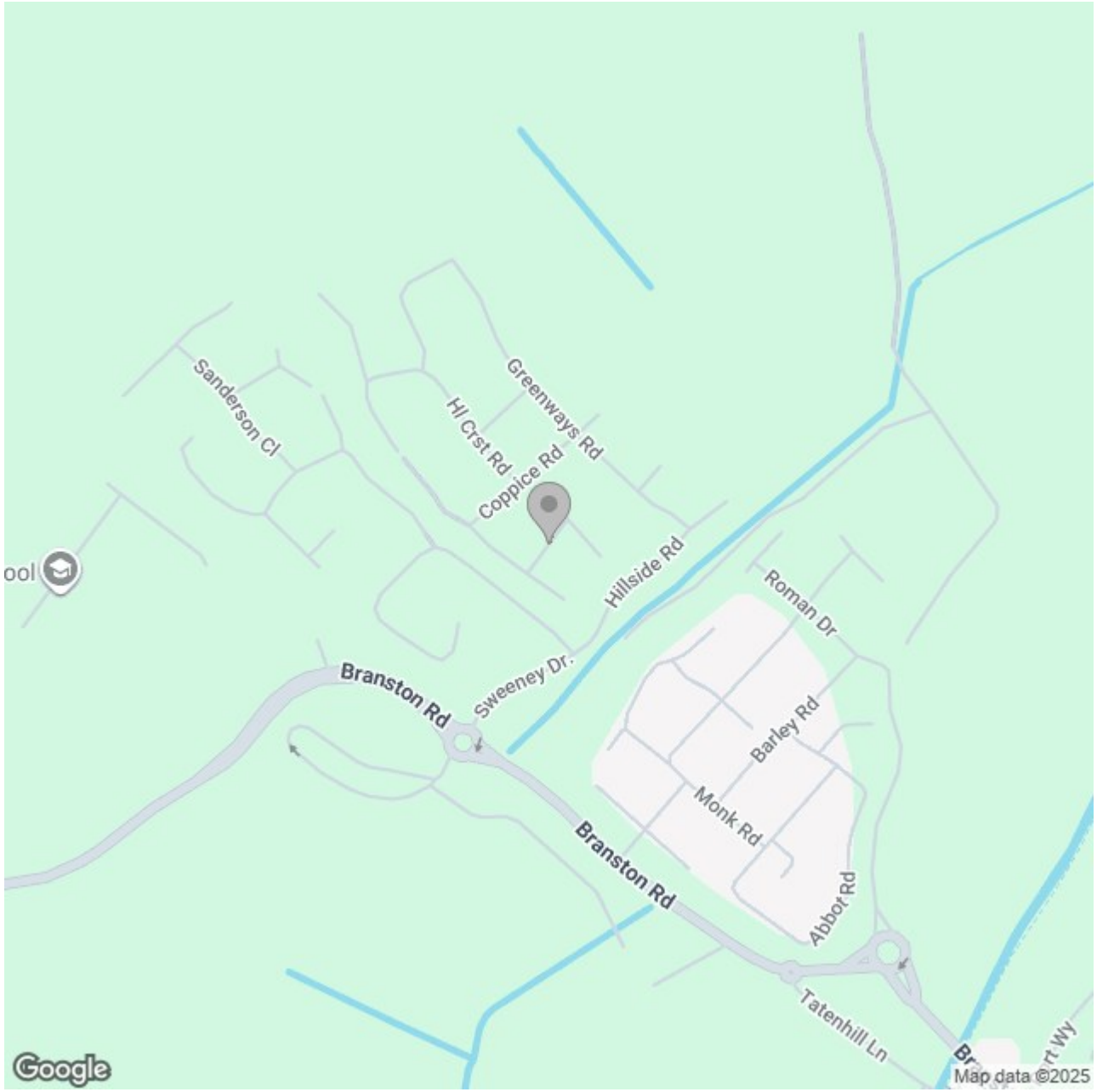

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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