



29 Coton Road

| WV4 5AX | Offers In Excess Of £350,000

ROYSTON
& LUND

- Chain free
- 4 Bedrooms
- Desirable and well-connected location
- Council tax band - D
- Detached family home
- 30 Meter front garden
- Spacious living room
- EPC rating - D





Guide Price £350,000 - £375,000. Royston & Lund are thrilled to bring to the market this well-loved 4 bedroom home. This property has only had one family ownership since it was built, which means that there is a rare opportunity to own a property with plenty of potential to extend.

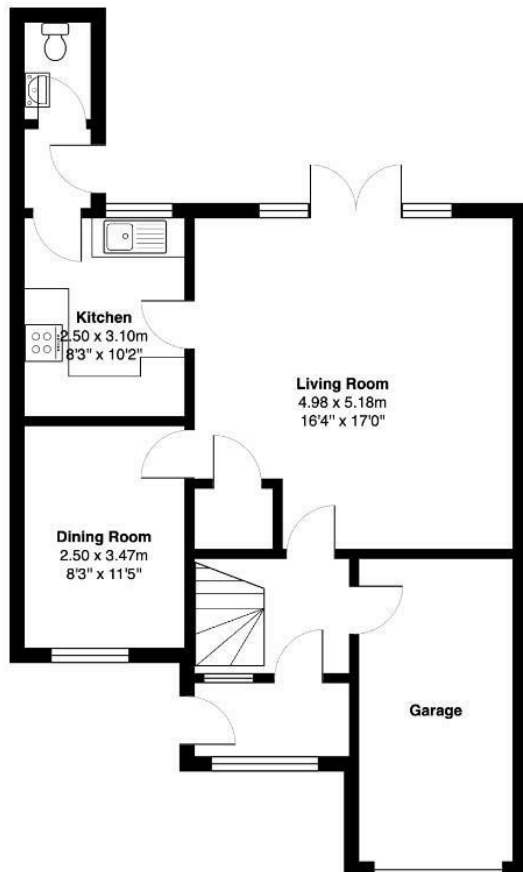
When walking into the property, you are welcomed by the large living room, garage and stairwell leading to the bedrooms. To the rear of the living room, there are patio doors flooding the space with natural light and providing easy access to the garden. Through the living room you have access to the dining room and kitchen. The inviting dining room is perfectly sized for family meals or entertaining guests, while the well-proportioned kitchen offers ample workspace and storage, making it a practical and enjoyable space for cooking. The kitchen also leads to the W/C.

Upstairs, the property features four well-sized bedrooms, with two generously sized double bedrooms and two comfortable medium-sized rooms, making it ideal for families. The family bathroom is also located on the first floor, ensuring convenience for all.

To the front of the property, there is a very large drive-way with a 30-meter front garden providing ample parking space. Situated within walking distance of Penn Common Golf Course, this home is perfect for those who enjoy outdoor spaces. There are also local convenience stores, reputable schools and good public transport links all close by.

This is an excellent opportunity to create your dream home in a desirable and well-connected location.





Total Area: 119.5 m² ... 1287 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPOTOGGRAPHY.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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& LUND**