



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💰 COUNCIL TAX BAND: C

Coven Wolverhampton

Elmhurst Close Coven
Wolverhampton West Midlands



Looking for a chain free vacant opportunity to put your own stamp on? Then look no further!

This well proportioned semi detached home is located in this delightful cul de sac in the sought after and convenient village of Coven. With an array of amenities close to hand and superb commuting links to the M54, M6 & east access to the countryside, Wolverhampton, Cannock, Telford & Stafford. This semi detached has an entrance porch and hallway, living room, separate dining room, kitchen and a conservatory to the ground floor, while the first floor lays host to the three bedrooms and the shower room. Externally is a rear garden while the frontage provides ample off road parking and access to the garage. Book your viewing now!

- Vacant Possession & No Upward Chain
- Three Bedroom Semi Detached
- Lounge & Separate Dining Room
- Kitchen & A Conservatory
- Garage & Driveway
- Sought After Convenient Village

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Agents Note

Note: We understand that probate has been granted.

Services

We believe there is a Gas supply to the property but not currently Connected.

Entrance Porch

Accessed through a double glazed door to the front elevation, and internal door to;

Inner Hallway

Having stairs off, rising to the first floor landing & accommodation, radiator, and internal door(s) off, providing access to;

Living Room 13' 3" x 12' 0" (4.04m x 3.65m)

A spacious reception room featuring an exposed brick fireplace, radiator, a double glazed window to the front elevation and archway to;



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Dining Room 8' 3" x 7' 9" (2.51m x 2.36m)

Having a radiator, and a double glazed sliding patio door to the rear elevation.

Conservatory 14' 2" x 8' 1" (4.31m x 2.46m)

A double glazed conservatory with double glazed windows to surrounds, and double glazed French doors.

Kitchen 15' 4" x 11' 4" (4.67m x 3.45m) maximum

Fitted with a modern range of matching wall, base & drawer units with fitted work surfaces over and incorporating an inset sink unit with upstand splashbacks, fitted oven & hob, and space & plumbing for appliances. The room also benefits from having vinyl flooring, door to understairs storage cupboard, double glazed window to rear & door to conservatory.



First Floor Landing

Having a built-in storage cupboard, and internal doors off, providing access to;

Bedroom One 10' 2" x 8' 11" (3.11m x 2.71m)

With a radiator, built-in wardrobes and a double glazed window to the front elevation.



Bedroom Two 9' 6" x 9' 1" (2.90m x 2.76m)

With built-in wardrobes, radiator, double glazed window to rear elevation.

Bedroom Three 6' 7" x 6' 3" (2.01m x 1.90m)

With a radiator and a double glazed window to rear elevation.



Wetroom 6' 1" x 6' 1" (1.86m x 1.86m)

With a tiled walk-in shower area, a wash basin set into top with storage beneath, and a low-level WC. The room also benefits from having tiled walls, a radiator and a double glazed window to side elevation.

Outside Front

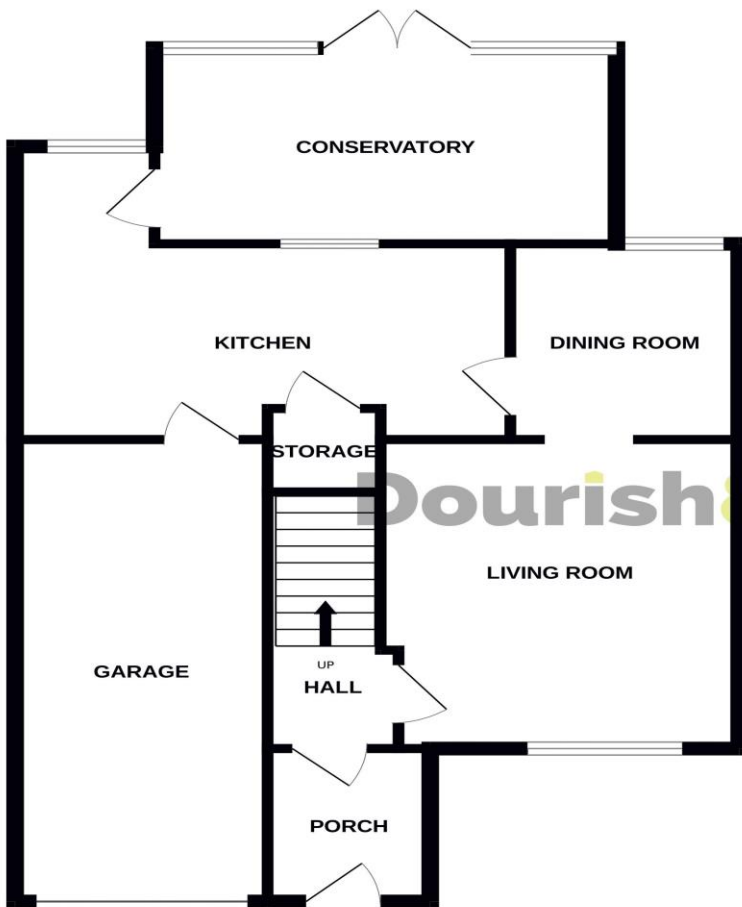
There is a block paved driveway providing ample off-road parking, and access to garage.

Garage 20' 3" x 7' 10" (6.16m x 2.39m)

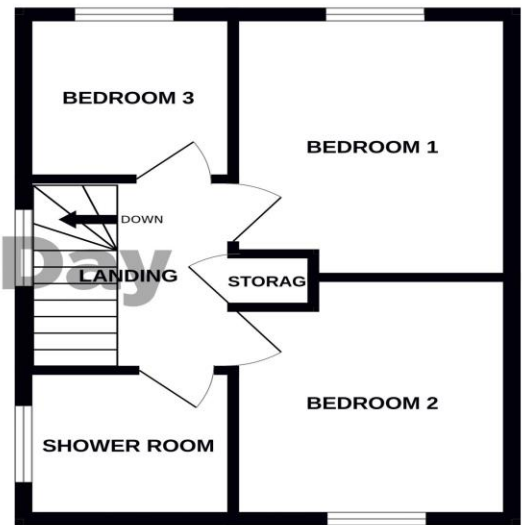
Having a door to front & internal door to kitchen.



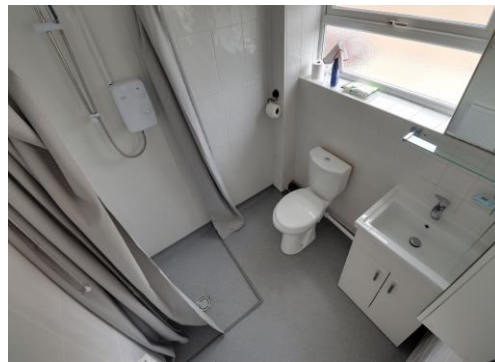
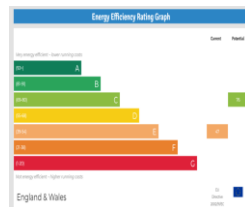
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
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