



£150,000



TENURE: Leasehold



EPC RATING: D



COUNCIL TAX BAND: B

## Coven Wolverhampton

Heron Close Coven  
Wolverhampton West Midlands

***This wonderful 2 bedroom ground floor flat located in a QUIET Cul-de-Sac, within walking distance of the heart of COVEN.***

Set in a sought after village within striking distance of Wolverhampton, Penkridge, Telford & Stafford with great links to the M6 this would make a superb property for a professional single or couple, first purchase or retiring purchaser. Accommodation comprises entrance porch, living room, modern kitchen, double bedroom with wardrobes, further single bedroom and a wetroom. Externally the property benefits from single parking space and low maintenance rear garden.



- Ideal First Time Buyer Home
- Perfectly Positioned for Village Centre & Amenities
- Superb Commuter Links
- Double Glazing, Gas Central Heating
- Two Bedrooms & Wet Room
- Rare Garden Space & Designated Parking

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.

## Entrance Porch

Having laminate flooring, space for a condensing dryer, door & window to the front elevation & internal door to;

## Living Room 13' 11" x 11' 10" (4.25m x 3.61m)

Having a feature inset electric fire set within a decorative surround, laminate flooring, a radiator and a double glazed window to the front elevation.

## Kitchen 8' 3" x 7' 2" (2.52m x 2.18m)

Fitted with matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink/drainers with a chrome mixer tap over and a range of fitted appliances including an oven, hob and extractor over whilst offering further space & plumbing for appliances. The kitchen also benefits from having laminate flooring, a radiator and a double glazed window to the side elevation. The kitchen also accommodates a wall mounted gas central heating boiler.



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## Inner Hallway

Having laminate flooring and internal doors off, providing access to all bedrooms & bathroom.

## Bedroom One 11' 3" x 9' 4" (3.44m x 2.85m)

A double bedroom featuring fitted wardrobes with sliding mirrored fronts, a radiator and a double glazed window to the rear elevation.

## Bedroom Two 9' 4" x 6' 0" (2.85m x 1.83m)

Having a double glazed window to the rear elevation and a radiator.

## Bathroom 7' 11" x 6' 0" (2.42m x 1.83m)

Fitted with a tiled shower area with shower over, a wall mounted sink unit & low-level flush WC with vinyl flooring.

## Outside Front

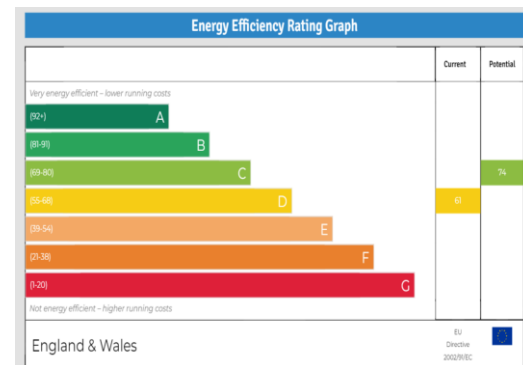
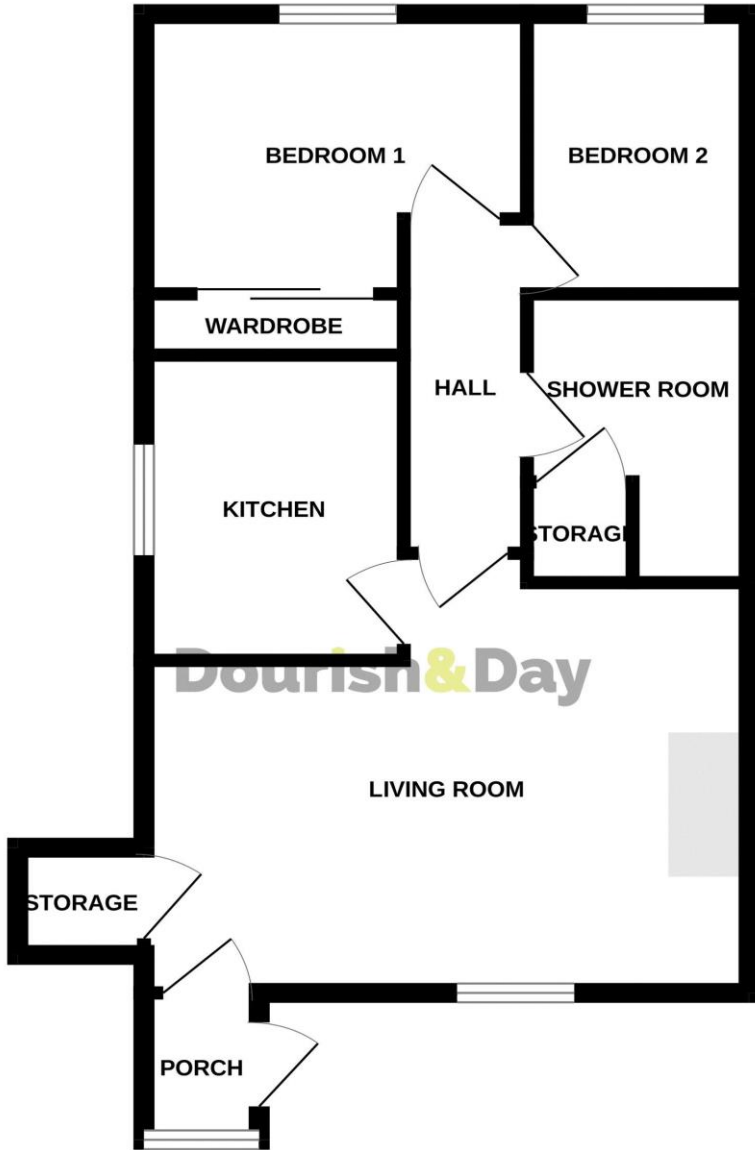
The property sits behind a small lawned foregarden with a designated parking space.

## Outside Rear

An enclosed and low-maintenance rear garden featuring a full width paved patio seating/outdoor entertaining area.



GROUND 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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