



Connells

Low Cottage Meadow Lane
Coven Heath Wolverhampton

Low Cottage Meadow Lane Coven Heath Wolverhampton WV10 7HH

for sale
£330,000



Property Description

AN RARE OPPORTUNITY TO PURCHASE A STUNNING TWO BEDROOM QUIANT COTTAGE. Situated down a charming country lane in an area where properties like this are rarely brought to the market. This may be your only opportunity to purchase a property of this particular calibre and MUST BE VIEWED IN ORDER TO APPRECIATE THE OUTSTANDING NATURE OF BOTH THE LOCATION AND PROPERTY.

The property comprises of a good size entrance porch with wood store to side, a good size lounge with feature wood burner, a stunning countrystyle kitchen with adjoining extended dining room with a trio to feature skylights and views over rear garden. There is a useful downstairs wet room with side access. To the first floor there are two generously proportioned bedrooms and a separate bathroom feature roll top bath. Externally this property excels even further with an incredibly rare large front and rear garden. To the front there is a large gated gravelled driveway with pathway to side and a gated enclosed garden with an additional large hard standing parking area with timber shed and wood store, leading on to a large lawned area surrounding by mature hedgerows and timber summerhouse. To the rear of the property is a side garden with rockery area and Belfast sink with hot and cold water supply and lighting. There is a also a timber constructed shed with surrounding hedgerows with side gated access. There is a gate leading to the allotment area and plots are available on application to the council.

The Location & Area

Situated in a beautiful rural spot off Ball Lane which offers fantastic commuting to the A449 with links to the M54 and M6 motorways. Within the stunning setting of Coven Heath are a wonderful selection of walks including canal access. Local schools can be found in neighbouring villages along with shopping in Penkridge, Coven, Brewood, Wolverhampton and Cannock. The i54 commercial development is also relatively close by.

Open Porch

Glazed window to either side, wood storage area, door to lounge.

Lounge

12' 6" x 16' 3" (3.81m x 4.95m)

Double glazed window to front, stairs to first floor landing, door to kitchen, understair storage area, feature wood burner, exposed brickwork and timber beams.

Kitchen

8' 7" x 19' 2" (2.62m x 5.84m)

Double glazed window to rear, a range of solid wooden wall and base units, feature quarry tiled floor, one and half drainer sink, space for washing machine, space for dishwasher, space for fridge and freezer, central heating radiator, large range cooker (available on negotiation). french doors leading to dining room, door to inner entrance hall.



Dining Room

8' 9" x 18' 6" (2.67m x 5.64m)

Double glazed window to rear, double glazed window to kitchen, double glazed door to rear, double glazed french doors to kitchen, three feature Velux skylights, spotlights, exposed brickwork, quarry tiled flooring, central heating radiator.

Inner Entrance Hall

Glazed door to side leading to garden, door to downstairs wet room.

Downstairs Wet Room

Double glazed window to side, wash hand basin, low flush toilet, mixer shower.

Study Area Landing

Double glazed window to front, feature exposed brickwork and timber beams, large fitted storage cupboard, original traditional flooring with staircase with carpet and rods, loft access, doors to various rooms. This area may be suitable for use as a home office/study.

Bedroom One

12' 6" max x 10' 3" (3.81m max x 3.12m)

Double glazed window to front, central heating radiator, traditional wooden flooring, door to first floor landing.

Bedroom Two

8' 2" x 9' 3" (2.49m x 2.82m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bathroom

Double glazed window to rear, feature roll top bath, high flush toilet, pedestal sink, separate shower cubicle, airing cupboard housing Ideal boiler, door to first floor landing.

Outside Front

Large gravelled driveway with gated access, further enclosed garden with gated access with hard standing area providing ample off road parking, timber shed, wooden store, large lawned area, paved pathway, surrounding hedgerow, timber summer house with power supply, side gated access leading to rear garden.

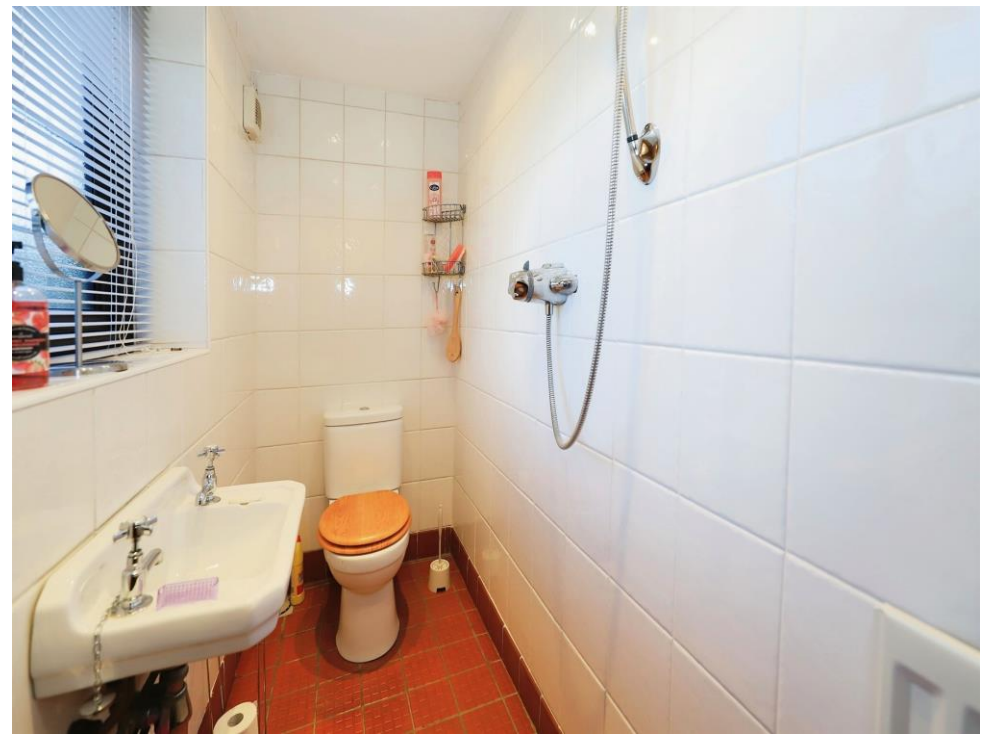
Outside Side

Side rockery area with Belfast sink with hot and cold water supply with feature lighting.

Outside Rear

Number of gravelled beds, paved patio areas, feature lighting, larger timber shed with power supply, further timber shed, 8' x 6' greenhouse, side gated access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

view this property online connells.co.uk/Property/WVH328666

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH328666 - 0004