



**Connells**

Homage Place  
Off Brewood Road, Coven Wolverhampton





### Property Description

Connells Award Winning Estate Agents in offering for sale a modern CHAIN FREE detached family home situated just off the Brewood Road within a private cul-de-sac location. This home offers flexible living accommodation with a selection four/five bedrooms (Bedroom Five is situated on the ground floor and is an occasion guest bedroom/sitting room).

Externally there is off road parking to front, pleasant front and rear gardens with garage to side. Internally there is entrance hall, guest wc, open plan kitchen diner, sitting room/Bedroom Five, spacious lounge and conservatory. The first floor has four bedrooms, master en-suite and family bathroom.

### The Location & Area

Situated just off Brewood Road within a private cul-de-sac location conveniently located for local shopping, public houses, M54 and M6 motorways. Popular schooling can be found nearby and neighbouring villages there is a sought after selection of schools and shopping. Brewood, Coven, Penkridge, Wolverhampton and Codsall are also within close proximity with a selection of doctors, dentists and eateries.

### Entrance Hall

Double glazed door to front access, central heating radiator, stairs to first floor landing, doors to various rooms

### Guest Wc

Low flush toilet, wall mounted wash basin, central heating radiator, door to entrance hall.

### Lounge

18' x 11' 2" ( 5.49m x 3.40m )

Two central heating radiator, door to hall, double glazed patio doors to conservatory, gas fire with surround.

### Sitting Room/ Bedroom Five

10' 9" x 9' ( 3.28m x 2.74m )

This room has various usage options and can be used a Bedroom Five, sitting room or home office. Double glazed window to front, central heating radiator, door to entrance hall.

### Kitchen

Double glazed window to rear, wall and base units with roll top work surfaces, oven, hob and extractor, space for washing machine and sink unit, double glazed door to side.

## Conservatory

10' x 9' 1" ( 3.05m x 2.77m )

Double glazed french doors to rear, double glazed windows overlooking the rear garden, double glazed patio doors to lounge.

## First Floor Landing

Double glazed window to side, airing cupboard, loft access, stairs to ground floor, doors to various rooms.

## Bedroom One

12' 1" into wardrobe x 15' max narrowing to 9' 8" min ( 3.68m into wardrobe x 4.57m max narrowing to 2.95m min )

Double glazed window to rear, built-in wardrobes, central heating radiator, door to en-suite, door to first floor landing.

## En-Suite

Double glazed window to side, walk-in shower, low flush toilet, pedestal wash basin, shaver point, extractor fan, door to Bedroom One.

## Bedroom Two

11' 3" x 9' 3" ( 3.43m x 2.82m )

Double glazed window to front, central heating radiator, wall shelving, door to first floor landing.

## Bedroom Three

11' 1" into wardrobes x 8' 7" ( 3.38m into wardrobes x 2.62m )

Double glazed window to rear, central heating radiator, built-in wardrobe, door to first floor landing.

## Bedroom Four

9' 7" into wardrobe x 7' 9" ( 2.92m into wardrobe x 2.36m )

Double glazed window to front, central heating radiator, built-in wardrobe, door to first floor landing.

## Family Bathroom

Double glazed window to side, fitted suite with a panelled bath, low flush toilet, pedestal wash basin, central heating radiator, extractor fan, door to landing.

## Outside Front

Off road parking area to front, gate to rear access, lawned area.

## Outside Rear

Paved patio area, gate to front access, lawned area, panelled fences.

## Garage

16' 5" x 8' 4" ( 5.00m x 2.54m )

Up and over door to front, wall mounted boiler, door to entrance hall.

## Agents Note

Please note the property is classed a four bedroom detached and does have flexible accommodation with a ground floor guest Bedroom Five. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly















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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329179](http://connells.co.uk/Property/WVH329179)**



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.

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