



Connells

Birchcroft
Coven Wolverhampton



Property Description

Connells Wolverhampton are proud to introduce Birchcroft, a charming four-bedroom detached family home located in the sought-after village of Coven.

Nestled at the end of a cul-de-sac, this property offers a warm welcome with an entrance hallway leading to a ground floor wc, a cosy lounge, a sitting room and a kitchen with a dining area. Upstairs, there are four bedrooms, en-suite shower room and a family bathroom. Outside, there is off-road parking with a front lawn and to the rear is a beautifully maintained garden. Additionally, the property features a convenient garage providing parking space or extra storage. Birchcroft in Coven is the perfect blend of comfort, style and tranquillity for a growing family. Call the Connells Wolverhampton branch today to book your viewing on this must view family home!

The Location & Area

Situated just off the main Brewood Road within the ever sought after Village of Coven, Coven has fantastic commuting access to the A449 Stafford Road with links to the M54 and M6 motorways. Popular schooling can be found within Coven and neighbouring villages including Codsall and Brewood. Local shopping can be found nearby as well as public houses, eateries, doctors, dentists and Nurseries which are all within close proximity. Shopping can be found within the areas of Penkridge, Cannock, Telford, Wolverhampton and the popular Bentley Bridge Retail Park.

Approach

Set back from the roadside behind a tarmac driveway and front lawn with side gate and front door.

Entrance Hall

Storage cupboard, stairs rising to the first floor, radiator, two ceiling light points and doors to the ground floor wc, lounge and kitchen.

Ground Floor Wc

Low flush wc, radiator, wash hand basin and ceiling light point.

Lounge

19' x 12' (5.79m x 3.66m)
Double glazed window to the front, coving to ceiling, two radiators and french doors into the sitting room.

Sitting Room

12' x 9' 11" (3.66m x 3.02m)
Ceiling light point, coving to ceiling, radiator, French doors to the lounge and double glazed sliding door to the rear garden.

Kitchen

13' 1" x 8' 1" (3.99m x 2.46m)
Matching wall and base units with cabinet spotlights, composite one and a half sink and drainer with mixer tap, integrated dishwasher and washing machine, extractor hood, ceiling light point, double glazed window to the rear, radiator and archway to the dining room and door to the sitting room.



Dining Room

14' x 7' 10" (4.27m x 2.39m)

Double glazed window to the rear, radiator, door to the garage, ceiling light point and door to the rear garden.

First Floor Landing

Double glazed window to the side, ceiling light point, loft access, airing cupboard housing the water tank and doors to all bedrooms and bathroom.

Bedroom One

12' 1" x 9' 2" into wardrobe (3.68m x 2.79m into wardrobe)

Double glazed window to the front, fitted wardrobes, ceiling light point and radiator.

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, heated towel rail, partly tiled walls, extractor fan, ceiling light point and double glazed window to side.

Bedroom Two

10' wardrobe x 10' max (3.05m wardrobe x 3.05m max)

Double glazed window to the rear, fitted wardrobe, radiator and ceiling light point.

Bedroom Three

9' 11" x 8' (3.02m x 2.44m)

Double glazed window to the front, radiator and ceiling light point.

Bedroom Four

8' 1" x 6' 1" (2.46m x 1.85m)

Double glazed window to the rear, ceiling light point and radiator.

Bathroom

Panelled bath with shower overhead, vanity wash hand basin with WC, ceiling spotlights, extractor fan, heated towel rail and double glazed window to the side.

Outside Rear

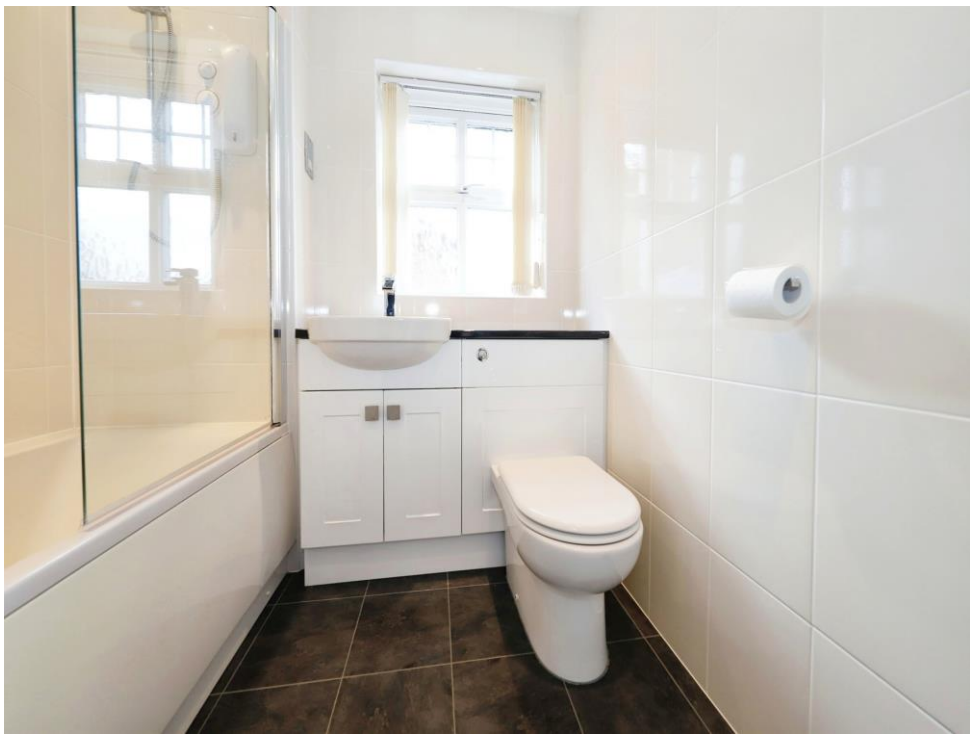
Paved patio area with lawn, composite tile area, summer house and benefits from having a side gate and outside double socket point.

Garage

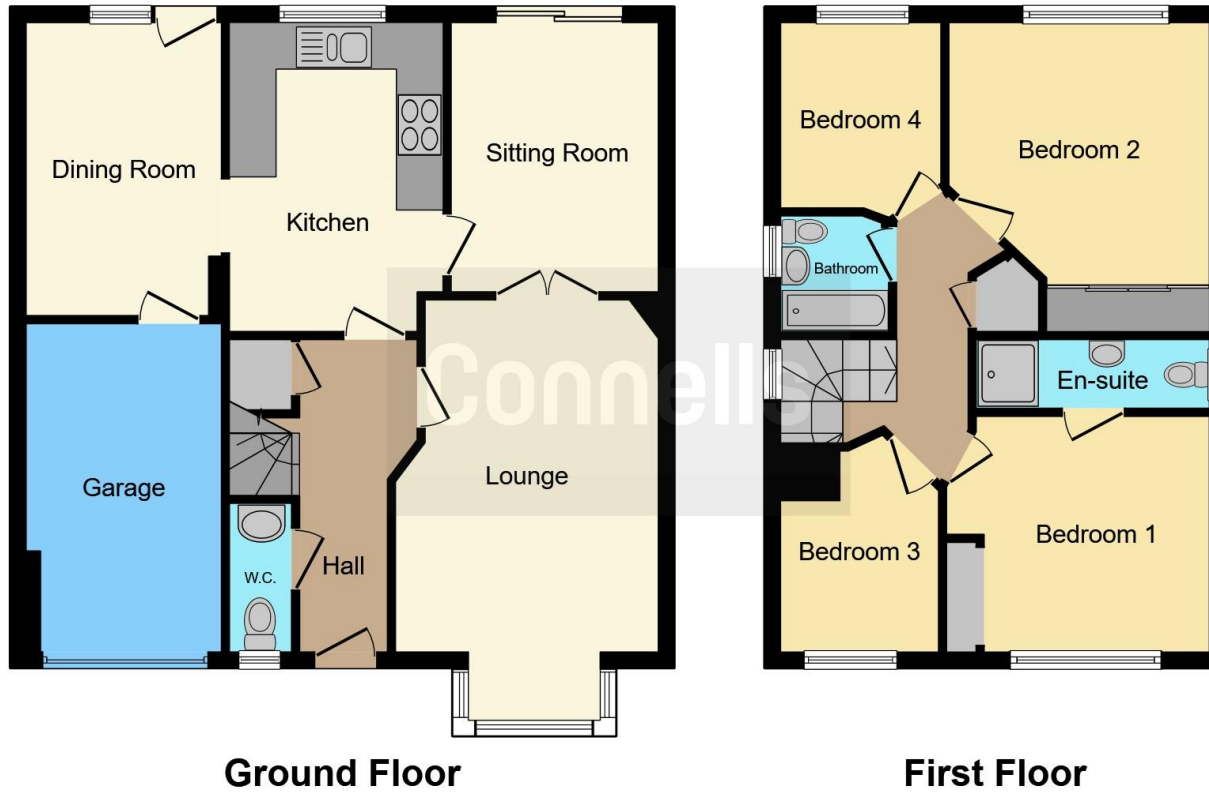
17' x 8' 1" (5.18m x 2.46m)

Up and over garage door and an electric car charger point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

Tenure: Freehold

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