



**Connells**

Cinder Hill Lane  
Coven Wolverhampton



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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

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### Property Description

Introducing Cinder Hill Lane, a charming three-bedroom semi-detached property nestled within a cul-de-sac in the sought-after village of Coven, Staffordshire. This well-presented home offers a wonderful opportunity and comes with NO ONWARD CHAIN.

Upon entering, you are greeted by an entrance hallway. The lounge provides a cosy and inviting space, perfect for relaxation and quality time with family and friends. The modern kitchen/dining room is a highlight of this home, offering a stylish and functional space with fitted appliances.

Upstairs, you will find three generously-sized bedrooms and a modern bathroom, providing ample space for a growing family or accommodating guests.

Outside, the property boasts a delightful front and rear garden. Additionally, there is off road parking and a garage offering ample storage for your convenience.

In summary, Cinder Hill Lane presents a wonderful opportunity to acquire a stylish and well-maintained home in the desirable village of Coven. With its versatile accommodation, modern features, and convenient location, this property is sure to capture the hearts of those seeking a comfortable and convenient lifestyle. Don't miss out on the chance to make this house your home.

## The Location & Area

Coven is a popular village in Staffordshire, known for its picturesque surroundings and friendly community. Residents can enjoy the tranquillity of village life while benefitting from easy access to local amenities, schools, and transport links.

## Approach

Setback from the road side behind a front lawn garden and driveway leading to the main accommodation and garage.

## Entrance Hallway

Storage cupboard, ceiling light point and door to the lounge.

## Lounge

15' 10" x 10' 1" ( 4.83m x 3.07m )

Double glazed window to the front and side, radiator, storage cupboard, ceiling light point, multi stove burner, stairs rising to the first floor and door to the kitchen.

## Kitchen

15' 1" max x 9' 1" max ( 4.60m max x 2.77m max )

Matching wall and base units with 1 1/2 sink and drainer with spray tap, integrated dishwasher, integrated dryer, integrated, integrated fridge and oven, extractor hood, partly tiled walls, double glazed window to the rear, ceiling spotlights and French doors to the rear garden.

## First Floor Landing

Loft access housing the boiler, ceiling light point, double glazed window to the side and doors to all bedrooms and bathroom.

## Bedroom One

11' 11" max x 8' 10" max ( 3.63m max x 2.69m max )

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

## Bedroom Two

10' x 8' 11" ( 3.05m x 2.72m )

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

## Bedroom Three

9' max x 6' 1" max ( 2.74m max x 1.85m max )

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

## Bathroom

P shaped bath with wash hand basin, low flush WC, partly tiled walls, heated towel rail, extractor fan, ceiling spotlights, airing cupboard and double glazed window to the rear.

## Garage

Up and over door.

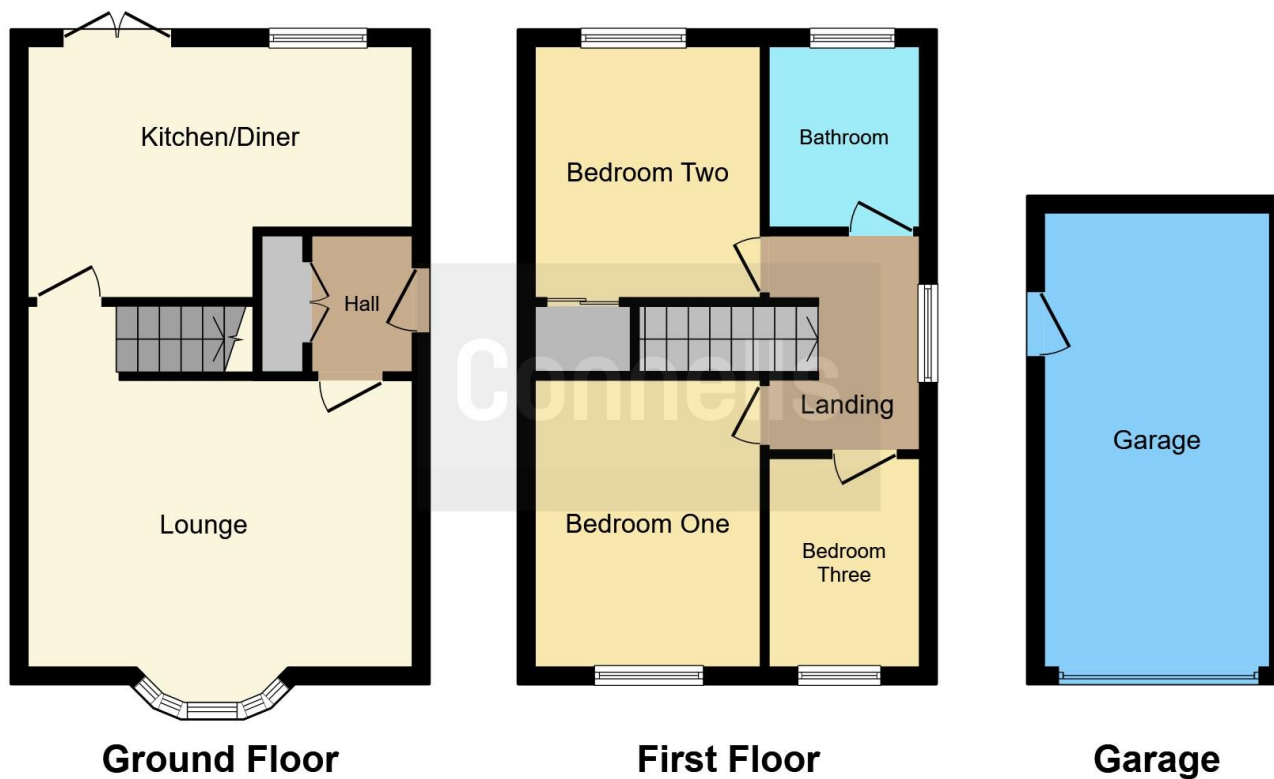
## Outside Rear

Paved patio area with steps down to a garden lawn, timber fencing, timber shed, benefits from having a side gate to the front and an outside tap point. Entry to outbuilding perfect for additional storage.









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.

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH328766](https://www.connells.co.uk/Property/WVH328766)**

Tenure: Freehold



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