



Connells

St. Pauls Close
Coven Wolverhampton



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this pleasantly presented and highly deceptive extended traditional semi-detached home situated in a sought after cul-de-sac location.

Externally there is off road parking and a corner plot rear garden. Internally there is a lounge, dining room, conservatory, ground floor guest wc, entertainment kitchen diner, ground floor hobby room/ home office (ideal for conversion to an annex, subject to relevant permissions). The first floor has a selection of FOUR BEDROOMS, en-suite and a family shower room.

For further details please contact Connells in Wolverhampton.

Location And Area

Situated in the ever popular St. Pauls Close which links to Church Lane and Brewood Road. The M54, M6 motorways and the main Stafford Road A449 are also within close proximity and sought after schools and shopping are also easily accessible. Further shopping, public houses with eateries, doctors and dentists are also relatively close.

Entrance Porch

Double glazed door to front access, double glazed patio doors to hall.

Entrance Hall

Double glazed patio doors to entrance porch, stairs to landing. doors to various rooms, storage cupboard, central heated radiator.

Inner Hallway

Doors to various rooms, storage cupboard, opening to entertainment kitchen diner.

Ground Floor Guest Wc

Door to inner hall, double glazed window to rear, central heated radiator, low flush toilet, pedestal wash basin, wall mounted boiler.

Lounge

14' 1" x 10' 9" into recess (4.29m x 3.28m into recess)

Double glazed bow window to front, door to hall, french glazed doors to dining room, central heated radiator, feature electric fire with flame effect.

Dining Room

9' 6" x 9' (2.90m x 2.74m)

French glazed doors leading to lounge, double glazed french doors to conservatory/ sun room, door to entrance hall.

Conservatory

Double glazed french doors to dining room, double glazed window overlooking the rear garden and tiled flooring.

Entertainment Kitchen Diner

20' x 10' 9" (6.10m x 3.28m)

Double glazed window to rear, doors to various rooms, fantastic selection on fitted wall and base units with feature work tops, complimentary one and a half drainer sink unit. space for free standing cooker, fitted extractor hood, integrated microwave, integrated dishwasher, optional free standing fridge (subject to offer), part tiled walls, under unit lighting, central heated radiator.

Hobby Room/ Home Office

17' x 4' 7" min extending to 14' 7" max (5.18m x 1.40m min extending to 4.45m max)

Irregular shaped, requires viewing to fully appreciate. THERE MAYBE POTENTIAL FOR A GRANNY ANNEX CONVERSION. This would require various builders advice and building regulations. Double glazed window to front access, french doors to rear, door to entertainment kitchen diner.

First Floor Landing

Loft access with floor boarding and pull down ladders. Doors to various rooms, stairs to ground floor and airing cupboard.

Bedroom One

10' 9" x 11' 4" (3.28m x 3.45m)

Double glazed window to front, door to ensuite, central heated radiator, laminate floor, loft access, door to first floor landing.

En-Suite

panelled bath, walk in shower area, low flush toilet, pedestal wash basin, door to landing, heated towel rail, extractor fan, part tiled walls.

Bedroom Two

14' 2" x 10' (4.32m x 3.05m)

Double glazed window to front, laminate floor, central heated radiator, door to landing.

Bedroom Three

11' x 9' 2" (3.35m x 2.79m)

Double glazed window to rear, laminate floor, central heated radiator, door to landing.

Bedroom Four

9' 1" into recess x 7' 1" (2.77m into recess x 2.16m)

Double glazed window to front, built in wardrobe, central heated radiator, door to landing.

Family Shower Room

Door to first floor landing, double glazed window to rear, walk in shower area, wash basin set in a vanity unit, low flush toilet, heated towel rail, tiled walls and tiled flooring.

Outside Front

Off road parking to front with a security light and water tap.

Outside Rear

Corner plot rear garden with lawned area, selection of trees, plants and shrubs, paved entertainment patio area, water tap and security lighting.

Agents Note

Lee Cooke Senior Local Director of Connells Wolverhampton is recommending viewing to fully appreciate this highly deceptive and extended semi-detached home on offer.









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

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330789



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