



**Connells**

School Lane  
Coven Wolverhampton



### Property Description

Connells Award Winning Estate Agents in Wolverhampton are delighted to bring to the market this fabulous two bedroom semi detached bungalow in a popular residential location. Benefiting from NO ONWARD CHAIN this property must be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, lounge, kitchen, two bedrooms and modern fitted shower room. Externally there is a detached garage to rear, driveway, front, side and rear gardens.

### The Location & Area

Situated on the popular School Lane which links to the main Stafford Road A449 with further links to the M54 and M6 motorways. Brewood, Codsall and Penkridge are all within close proximity and have a fantastic selection of public houses with eateries, doctors, dentists and sought after schools. Further shopping can be found within the areas of Cannock, Wednesfield, Wolverhampton and Telford.

### Entrance Hall

Door to entrance porch, doors to various rooms.

### Lounge

18' 2" x 12' ( 5.54m x 3.66m )

Sliding door to rear, double glazed window to rear, door to kitchen, door to entrance hall.

### Kitchen

8' x 8' ( 2.44m x 2.44m )

Door to entrance porch, door to lounge, double glazed window to rear, a range of wall and base units, space for various appliances, inset sink, inset oven, hob and extractor.

### Shower Room

Walk-in shower cubicle, pedestal sink, low flush toilet, door to entrance hall.



### Entrance Porch

Double glazed door to side, door to entrance hall.

### Bedroom One

10' x 10' 2" ( 3.05m x 3.10m )

Double glazed window to front, fitted wardrobes, door to entrance hall.

### Bedroom Two

6' 2" x 10' 2" ( 1.88m x 3.10m )

Double glazed window to front, fitted wardrobes, door to entrance hall.

### Garage

Up and over door to front with large block paved driveway to front.

### Front, Side & Rear Garden

Large and attractive gardens with lawned area, mature plants, trees and shrubs.

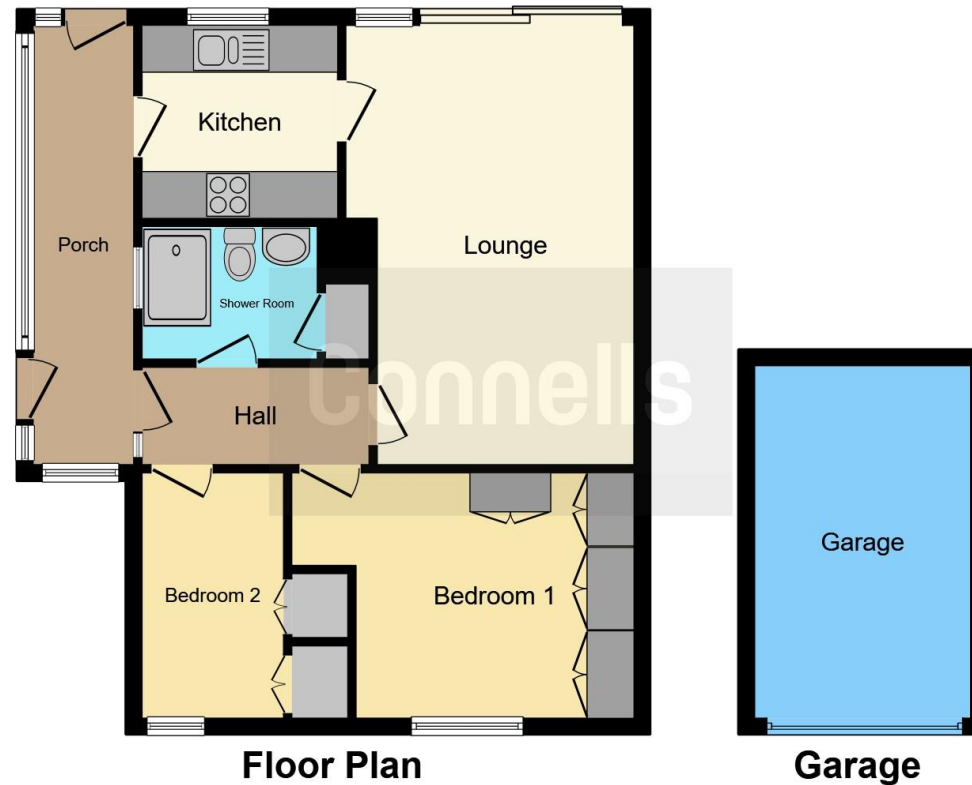
### Agents Note

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 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: F**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331886](http://connells.co.uk/Property/WVH331886)**



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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