



Connells

Ryecroft Cottages Coton Road
Wolverhampton

Ryecroft Cottages Coton Road Wolverhampton WV4 5AS

for sale offers over
£179,995



Property Description

Connells Wolverhampton have the delight to bring to the market this delightful former farmers cottage in a cul-de-sac location with walking distance to local countryside. Benefiting from no onward chain the beautiful and quaint property should be viewed in order to fully appreciate.

The property comprises of entrance porch, large over 12ft long lounge, modern fitted kitchen overlooking the delightful rear garden. On the first floor there is a bedroom and a recently fitted bathroom, on the second floor there is an additional spacious bedroom.

Externally there is a mature garden to front with a range of plants, trees and shrubs, to the rear there is a generous shared rear garden with shared rear access.

Location And Area

Set in a cul de sac location at the end of the tree lined Sutherland Road to the south of Wolverhampton City Centre in the Penn area with easy access to Penn Common and Penn Hospital, numerous local shopping facilities and eateries can be found along the nearby Penn Road.

Entrance Porch

Double glazed door to front, door to entrance hall, door to lounge.

Lounge

12' 3" x 11' 9" (3.73m x 3.58m)

Double glazed window to front, feature beams, feature meat hook, stairs access, traditional fire place with swept chimney, radiator, door to kitchen.

Kitchen

6' 6" x 12' 5" (1.98m x 3.78m)

Double glazed window to rear, feature beams, wall and base units with inset oven, hob and extractor, inset sink, inset fridge, freezer and washing machine door to rear garden, door to lounge.

First Floor Landing

Doors to various rooms, stairs to second floor, storage cupboard housing combi boiler.

Bedroom One

12' x 12' 8" (3.66m x 3.86m)

Double glazed window to front, feature beams, cast iron fireplace, radiator, door to landing.

Bathroom

Panelled bath, vanity sink, low flush toilet, dual shower with screen, radiator, double glazed window to rear, door to landing.

Bedroom Two

12' 7" Restricted head Height x 12' 7" Restricted Head Height (3.84m Restricted head Height x 3.84m Restricted Head Height)

Two skylights to the rear with countryside views, feature beams, radiator, stairs access to first floor landing.

Outside Front

Mature front garden with range of plants, tree and shrubs.

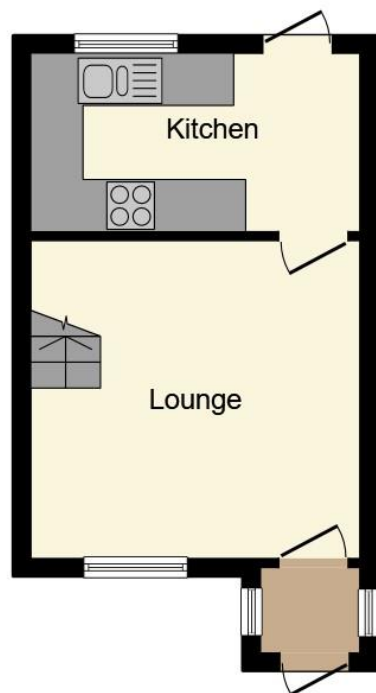
Outside Rear

Large enclosed communal garden which is shared between four properties with a range of mature plants, trees and shrubs, traditional well, feature areas as well as gated rear access.





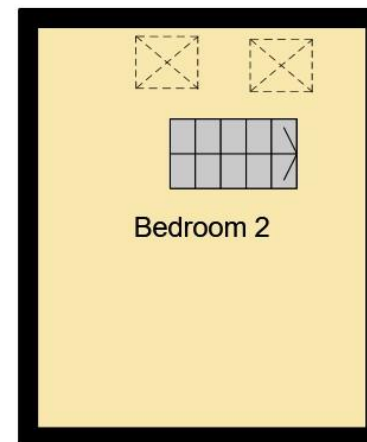




Ground Floor



First Floor



Second Floor

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

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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