



**Connells**

Brook Close  
Coven Wolverhampton





### Property Description

This wonderful and highly deceptive extended CHAIN FREE semi detached home is situated in the ever sought after area of Coven. For further details please contact the Award Winning Connells Wolverhampton.

Externally this property has off road parking with a small car port area leading to the garage/storage area and rear garden. The ground floor has a selection of rooms which includes guest wc, fitted utility area, entertainment kitchen, lounge, sitting area with adjoining dining area. The first floor has a selection of four bedrooms and an adjoining study/nursery/dressing area. The first also has a fitted family bathroom.

### The Location & Area

Situated in the ever sought after village of Coven which offers fantastic commuting access to the A449 Stafford Road with links to the M54 and M6 motorways. The i54 commercial development is also near by. Coven has a selection of shops, public houses with eateries, schools, fish and chip restaurant. Neighbouring villages which include Bilbrook, Codsall and Brewood as selection of shopping, doctors, dentists, public houses eateries and sought after schools.

### Entrance Hall

Double glazed door to side access, doors to various room, stairs to landing, tiled floor.

### Guest Wc

Double glazed window to side, low flush toilet, tiled floor.

### Utility

8' x 9' ( 2.44m x 2.74m )

Door to kitchen, double glazed door to rear access, plumbing for washing machine, single drainer sink unit, central heating radiator.

### Lounge

16' x 10' 1" ( 4.88m x 3.07m )

Double glazed bow window to front, double glazed window to side, door to entrance hall, door to sitting room, gas fire with fitted surround.

### Sitting Area

13' 6" max x 8' 1" ( 4.11m max x 2.46m )

Opening to dining area, door to kitchen, door to lounge, central heating radiator, pantry storage cupboard.

### Dining Area

9' x 7' 2" ( 2.74m x 2.18m )

Opening to sitting area, double glazed patio doors to rear.

### Entertainment Kitchen

18' x 7' 4" ( 5.49m x 2.24m )

Double glazed window overlooking the rear garden, double glazed skylight, loft access, wall and base units with roll top work surfaces, electric hob with double oven and extractor hood, two central heating radiator, single drainer sink unit, door to various rooms.

## First Floor Landing

Airing/storage cupboard, loft access with pull down ladders, stairs to ground floor, doors to various rooms.

## Bedroom One

10' 8" x 10' ( 3.25m x 3.05m )

Double glazed window to rear, built-wardrobe, central heating radiator, door to first floor landing.

## Bedroom Two

8' x 7' 4" ( 2.44m x 2.24m )

Double glazed window to front, central heating radiator, door to first floor landing, opening to study/nursery/dressing area.

## Study/ Nursery/ Dressing Area

8' 1" x 7' 5" ( 2.46m x 2.26m )

This room has various usage options. Double glazed window to front, central heating radiator, built-in wardrobe, opening to Bedroom Two.

## Bedroom Three

16' 7" x 6' 9" max ( 5.05m x 2.06m max )

Double glazed window to rear, built-in wardrobe, loft access, central heating radiator, door to first floor landing.

## Bedroom Four

7' 8" x 7' 4" into wardrobe ( 2.34m x 2.24m into wardrobe )

Double glazed window to front and rear, built-in wardrobe, central heating radiator, door to first floor landing.

## Bathroom

Double glazed window to rear, walk-in shower area, panelled bath, pedestal wash basin, low flush toilet, central heating radiator, part tiled walls, door to first floor landing.

## Garage/ Store

13' x 7' 1" ( 3.96m x 2.16m )

Part converted area, only suitable for storage. Double opening door to front access, door to utility.

## Outside Front

Ample block paved off road parking to front.

## Outside Rear

Brick built wall, lawned area, trees, plants and shrubs, wall heater, water tap, summer house, external power point.

## Agents Note

Viewing is highly recommended to appreciate this highly deceptive extended semi detached home on offer.



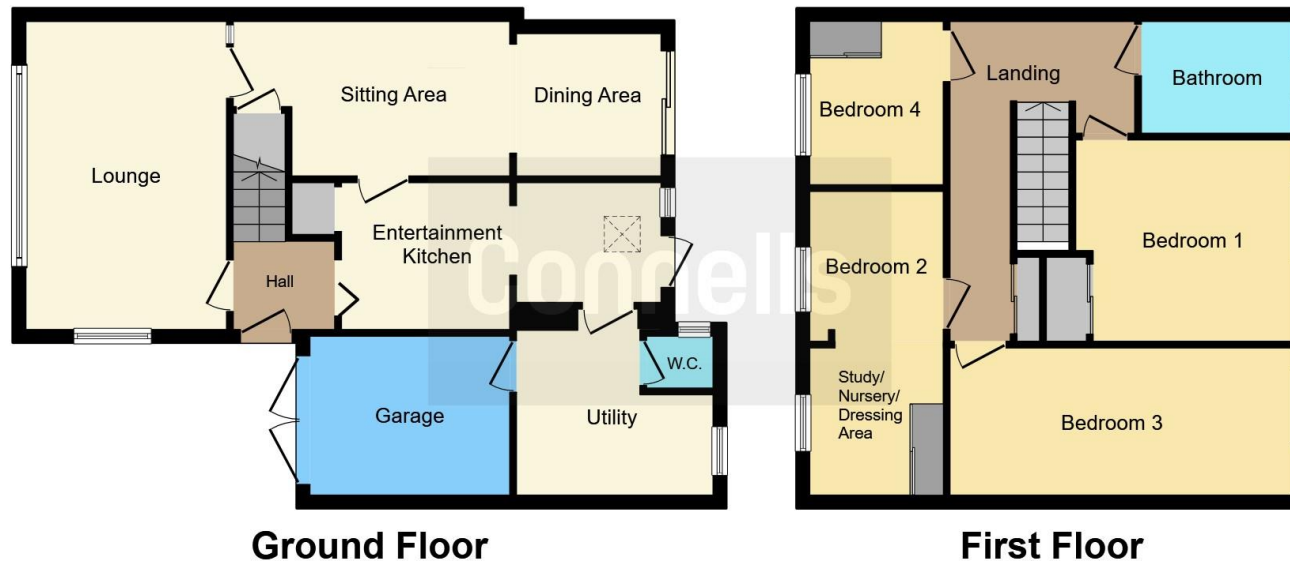












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH328361](http://connells.co.uk/Property/WVH328361)**

Tenure: Freehold



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