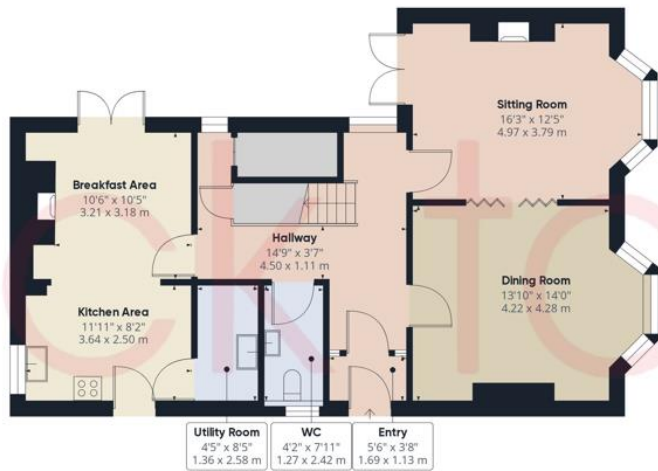


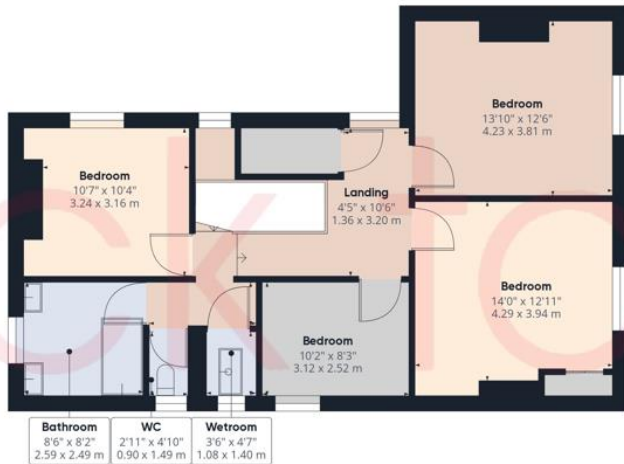


nick tart

2 Copthorne Road, Wolverhampton, Penn Fields, WV3 0AB



Ground Floor



Floor 1

Approximate total area[®]
 1701.43 ft²
 158.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Occupying a prime position in an established residential area, this imposing and deceptively spacious, double fronted detached Victorian residence has been sympathetically improved and much enhanced by the present owners to incorporate a number of appealing features and appointments throughout the charming interior synonymous with modern living yet still retaining many of the original features including cast iron fireplaces, corniche ceilings and original stripped pine doors all in keeping within its original period of construction.

- Entrance porch
- Reception hall with fitted cloak room
- Good size sitting room
- Separate dining room
- Breakfast kitchen
- Gas central heating and double glazing
- Separate utility
- Galleried landing
- A choice of four excellent bedrooms
- Family bathroom with separate wet room
- Off road parking
- Enclosed rear garden

This imposing period property provides an excellent choice of living accommodation on both floors and must be viewed internally to truly appreciate the layout of accommodation and in addition its location is exceptionally convenient for all local amenities including shops, schools and public transport services with Wolverhampton City Centre only a short driving distance away.

The accommodation in further detail comprises...

Ground floor

Entrance porch with tiled flooring.

'L' shaped reception hall with cornice ceiling.

Fitted cloak room.

Pantry stores, additional storage cupboard.

Front facing sitting room having feature cast iron open fireplace with painted slate surround and tiled hearth.

Walk in secondary glazed window and French doors leading into the rear garden.

Front facing dining room which has feature fireplace with matching hearth, picture rail and exposed floorboards.

Breakfast kitchen which has a matching suite of units comprising of single drainer enamel sink unit with tiled splash back, range of cupboards with matching worktops, plumbing for automatic washing machine, range cooker with extractor fan over and American fridge freezer recess, quarry tiled flooring, vertical chrome radiator, separate utility having stainless steel single drainer sink unit and matching work top, plumbing for automatic washing machine and a wall mounted Worcester Bosch gas central heating boiler.

Breakfast area which has a feature fireplace with a cast iron stove, wood burner, fitted alcove shelving, a range of wall cabinets and double-glazed French doors into the rear garden.

Stairs lead from the entrance hall to...

First floor

Lovely galleried landing with exposed floorboards and large walk-in store.

Access into the **expansive loft area** which is fully insulated and partially boarded for storage and has the potential to be converted into an additional floor of rooms (subject to planning permission) as the roof space provides full head height for the majority of the loft space.

There is an excellent choice of **four good sized bedrooms** with two having feature cast iron fireplaces.

Family bathroom which has a corner suite with shower spray, twin vanity units, tiled walls and flooring and heated towel rail.

Separate wet room and separate WC.

Outside

The property is approached via a **driveway** which provides off road parking.

To the rear of the property is a **well-maintained garden** comprising of a side and rear composite decked terrace with covered seating area leading to the main lawn with a variety of shrubs and trees and a most useful **workshop and storage area** with power and lighting.

EPC - D55

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

