



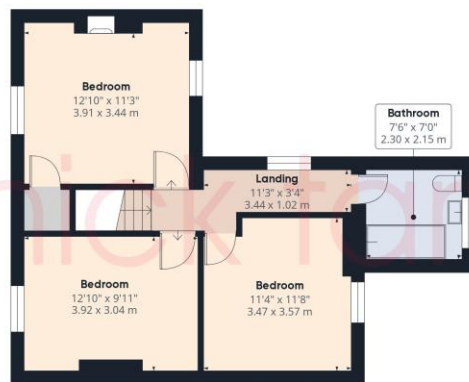
14 Brewood Road, Coven, Wolverhampton  
WV9 5DB

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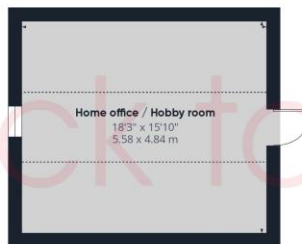
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



**Approximate total area**

2755.25 ft<sup>2</sup>  
255.97 m<sup>2</sup>

**Reduced headroom**

189.97 ft<sup>2</sup>  
17.65 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**14 Brewood Road, Coven, Wolverhampton, West Midlands, WV9 5DB**

Occupying a choice position on the fringe of open countryside this charming and characteristic Victorian double fronted semi detached property has been much improved over time to incorporate a host of fine features and appointments throughout and lies most conveniently to the A449 and her road links thereafter yet still maintains a village location which offers a host of local amenities.

- Entrance hall
- Living room
- Dining room
- Breakfast kitchen with integrated appliances
- Utility room & gardeners wc
- 3 double bedrooms

- Bathroom
- Cobbled driveway
- Secure parking
- Detached double garage with first floor hobby/play room
- Energy Rating: D56

**Entrance hall** having a double glazed window to the side, tiled flooring, radiator and staircase ascending to the first floor.

**Living room** having a double glazed window to the front and rear, radiator, feature brick and tile fireplace with attractive gas fire effect stove and an under stairs storage cupboard.

**Dining room** having a feature fireplace with wood surround, double glazed window to the fore and radiator.

**Kitchen** having a matching range of base units, work surfaces, integrated fridge and dishwasher, free standing *"Leisure Gourmet Classic"* double gas oven with extractor fan over, wine rack, sink unit with mixer tap, log store, radiator, tiled flooring, double glazed window to the side and single glazed stable door leading to the outside courtyard.

**Utility room** with sink unit, work surface, plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler, tiled flooring, radiator, double glazed window to the side and door to **Gardeners WC** with tiled flooring and obscure double glazed window to the side.

**First floor landing** having a double glazed window to the side, radiator, access to three double bedrooms and the house bathroom.

**Bedroom one** having a feature fireplace with wood surround, built-in wardrobe, dual aspect double glazed windows to the front and rear and radiator.

**Bedroom two** having a double glazed window to the fore and radiator.

**Bedroom three** having a double glazed window to the rear and radiator.

**Bathroom** having a suite comprising free standing bath with mixer tap and telephone style head unit over, pedestal wash hand basin and wc, wall mounted heated towel rail, part tiled walls, tiled flooring and double glazed window with obscure glass to the rear.

### Outside

The property is approached via a neatly laid cobbled driveway with secure gates to provide additional parking and also leads to the **Detached double garage** with steps approached from the side giving access to a most useful **hobby/play room** above. Additional steps lead up to a raised lawn with a sun terrace hosting a variety of shrubs and trees. There is additional vehicle access and a further driveway from *Parkers Court*.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected. Gas fired central heating system.

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

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

**A property information questionnaire is available at any time upon request.**



### 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

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