



21 COTON ROAD WOLVERHAMPTON, WV4 5AX

£425,000
FREEHOLD

Extremely well presented and extended four bedroom detached home situated in a sought after location off Goldthorn Hill in close proximity to a range of amenities including shops, schools and access to public transport. The property has been significantly improved to a high standard by the current owners and features versatile accommodation including entrance porch, extended living room, dining room, extended kitchen, ground floor shower room, four double bedrooms with ensuite to master, family bathroom and a enclosed garden to the rear. A driveway to the front provides ample off road parking.



21 COTON ROAD

- Extended Four Bedroom Detached Home
- Sought After Location
- Well Appointed Accommodation Throughout
- Extended Living Room
- Extended Kitchen
- Ground Floor Shower Room
- Useful Garage
- Close To A Range Of Local Amenities



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APPROACH

The property sits back from the road behind a large driveway providing off road parking for multiple vehicles.

ENTRANCE PORCH

Double glazed to the front and side, tiled floor and doors to the ground floor shower room and hallway.

GROUND FLOOR SHOWER ROOM

Double glazed obscure window to the front, towel rail, tiled floor, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and walk in shower.

HALLWAY

Radiator, staircase to the first floor landing and doors to the garage and living room.

EXTENDED LIVING ROOM

A significant feature of the property is the extended living room which has double glazed sliding patio doors to the rear garden, two radiators, useful under stairs cupboard and a feature fireplace with marble effect back and hearth and inset gas fire.

DINING ROOM

Double glazed window, tiled floor, radiator and double doors to the kitchen.

EXTENDED KITCHEN

Two double glazed windows to the rear, tiled floor, part tiled walls and contemporary range of fitted wall, drawer and base units

with granite worksurfaces over incorporating a stainless steel sink and drainer with mixer tap. There is space for an American style fridge freezer, cooking range and integrated appliances including a dishwasher and washing machine. A door provides access to a side passageway.

FIRST FLOOR LANDING

Loft access hatch, built in airing cupboard and doors radiating to:

MASTER BEDROOM WITH DRESSING AREA

Impressive and extended master bedroom featuring double glazed window to the rear, two radiators and fitted double wardrobes. Door to the ensuite bathroom.

ENSUITE BATHROOM

Towel rail, tiled floor, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

BEDROOM TWO

Double glazed window to the front, radiator, built in store cupboard and fitted double wardrobes.

BEDROOM THREE

Double glazed window to the front and radiator.

BEDROOM FOUR

Double glazed window to the rear, radiator and fitted wardrobe.

FAMILY BATHROOM

Double glazed obscure window to the side, tiled floor, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower attachment.

GARAGE

Up and over door to the front, power points and lighting.

REAR GARDEN

To the rear of the property is a pleasant and well maintained garden with a paved patio area and lawn beyond. A side passageway provides access to the front.

TENURE Freehold

The property is freehold.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

21 COTON ROAD





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ADDITIONAL INFORMATION

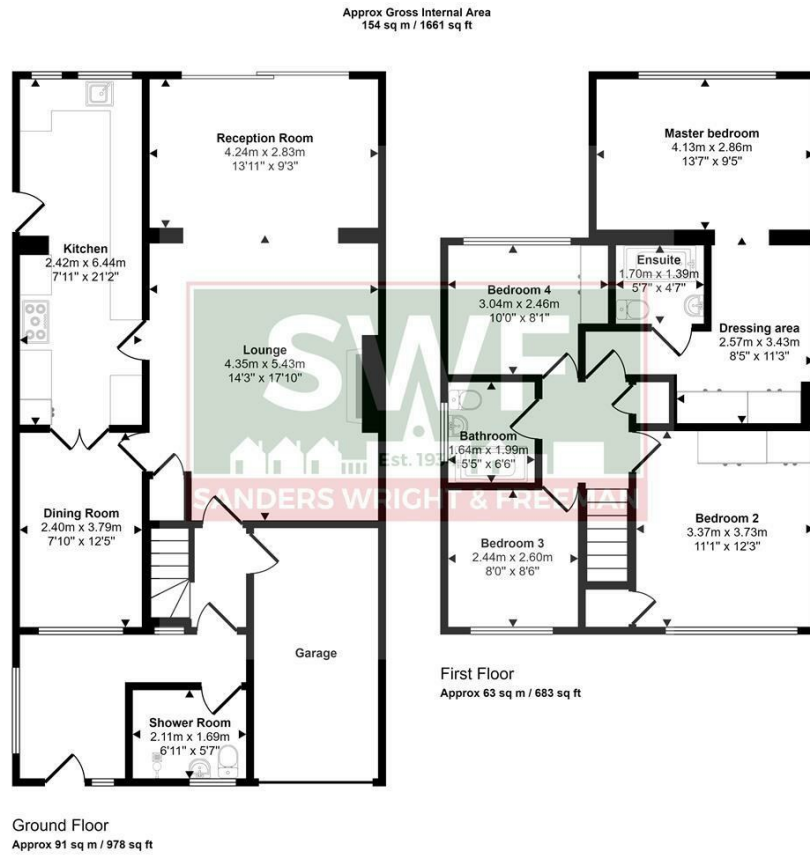
Local Authority – Wolverhampton City

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales
 13 Waterloo Road
 Wolverhampton
 West Midlands
 WV1 4DJ

01902575555
enquiries@swfestateagents.co.uk
<https://www.swfestateagents.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements