



21 Coton Road, Goldthorn Hill, Wolverhampton, WV4 5AX

BERRIMAN
EATON

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A four bedroom, detached family home in a sought-after residential location with well-proportioned accommodation over both ground and first floors.

LOCATION

Coton Road stands just off Goldthorn Hill in an established residential area to the south of Wolverhampton City Centre. A variety of facilities are available along the length of the Penn Road (A449) including a Tesco supermarket and there is easy access to the City Centre itself. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

21 Coton Road has well proportioned accommodation over both ground and first floors with two reception rooms, kitchen and a shower room to the ground floor and four bedrooms and two bath / shower rooms to the first floor. There is ample parking to the front of the property and the benefit of a garage along with a pleasant garden to the rear.

ACCOMMODATION

A coloured and glazed door opens into a large PORCH with a window to the side (the porch is currently being used as a small gym) and a downstairs SHOWER ROOM with a waterfall head shower, pedestal wash basin, WC and tiled floor and walls. A glazed door opens into the HALL with parquet flooring and an internal door to the garage. A glazed door opens into the LIVING ROOM with coved ceiling, a gas fire set in a formal surround, ceiling cornice, an understairs store and double glazed patio doors to the rear garden. A glazed door opens into the DINING ROOM with a window into the porch and coved ceiling and glazed double doors open into the KITCHEN with a range of wall and base units with marble working surfaces with tiled splash back, an undermounted sink with window over, space for a range style cooker with an AEG extractor fan above, space for a wine fridge, space for and American style fridge freezer, integrated Smeg dishwasher and a door to the side passage.

Stairs from the hall rise to the first floor landing with access to the loft and a linen cupboard. The PRINCIPAL BEDROOM SUITE has a large double bedroom with a window to the rear, built in wardrobes with coordinating drawers and an EN-SUITE BATHROOM with a panelled bath with telephone head attachment, pedestal wash basin, WC, heated ladder towel rail and tiled floor and walls. BEDROOM TWO is a good size double room with a window to the front, wiring for wall light and an over stairs cupboard. BEDROOM THREE is also a double room in size with a window to the rear and built in wardrobes. BEDROOM FOUR is a good size with a window to the front. The BATHROOM has a P-shaped bath with a pencil shower attachment, WC, pedestal wash basin, tiled walls and floor and a heated ladder towel rail.

OUTSIDE

21 Coton Road sits behind a long front lawn with screening shrubs and a DRIVEWAY laid in tarmac leading to the GARAGE with an up and over door, electric light and power and an internal door to the hall.

There is gated side access to the REAR GARDEN with a paved entertainment terrace to the rear of the property, a shaped lawn with shrubs to the borders and a shed.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND D – Wolverhampton POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available Mobile – Ofcom checker shows the four main providers are likely to cover the area outside and inside with some limited data to two of the providers inside.

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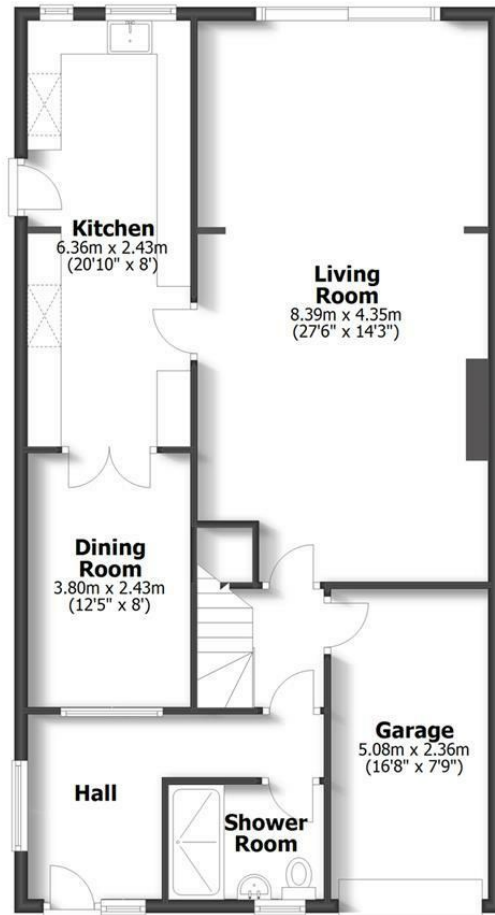
Offers Around
£435,000

EPC: C

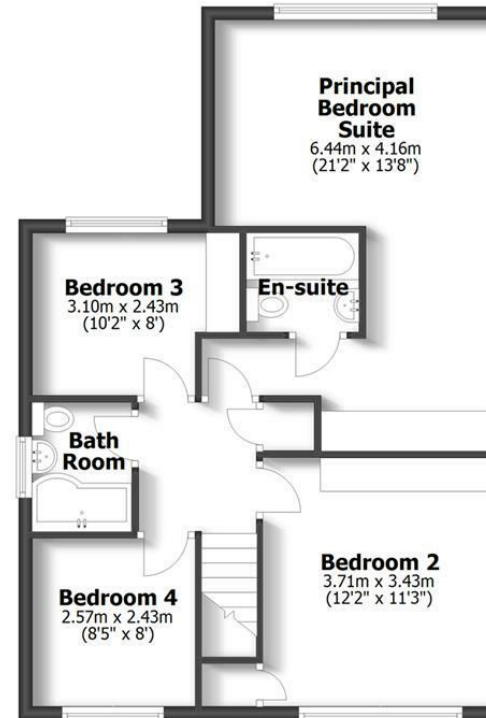
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**21 COTON ROAD
GOLDTHORN HILL**



Ground Floor



First Floor

HOUSE: 140.7sq.m. 1515sq.ft.
GARAGE: 12sq.m. 129sq.ft.
TOTAL: 152.7sq.m. 1644sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

