



5 Cophorne Road, Wolverhampton, WV3 0AB

BERRIMAN
EATON

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This is an ideal family property with a versatile layout and offering wealth of period features. There are five generous bedrooms, family bathroom, Jack & Jill En-suite and dressing room to the first floor, and the downstairs accommodation is extremely generous also boasting an impressive kitchen / dining room, sitting room, lounge, utility and sun room, downstairs shower room / wc. There is ample off road parking to the front, a tandem garage and a beautifully tended rear garden with gym/music studio. Property has central heating and double glazing.

EPC : to follow
WOMBOURNE OFFICE

LOCATION

Copthorne Road is a traditionally popular tree-lined street located near to the local shopping amenities afforded by Penn Fields and has convenient access to the more extensive facilities provided by the City Centre, itself via the A449 Penn Road. Furthermore the area is well served by a wide variety of schools in both sectors with the desirable Royal School being within walking distance.

DESCRIPTION

Copthorne Road is an ideal family property with a versatile layout and offering wealth of features including a Minton floor in the hall, decorative coving and cornices, plate racks and picture rails. There are five generous bedrooms, family bathroom, Jack & Jill En-suite and dressing room to the first floor, and the downstairs accommodation is extremely generous also boasting an impressive kitchen / dining room, sitting room, lounge, utility and sun room, downstairs shower room / wc. There is ample off road parking to the front, a tandem garage and a beautifully tended rear garden with gym/music studio

ACCOMMODATION

A wooden bespoke entrance door with opaque double glazed side panels gives access to an ENTRANCE PORCH with quarry tiled floor and part decorative wall tiling with wooden front door with stained glass panel opening into the ENTRANCE HALLWAY with Minton flooring, staircase rising to the first floor, decorative coving and cornices and picture rails. A staircase leads down to the CELLAR which is carpeted and has lighting. The LOUNGE has a large double glazed bay window to the front elevation with sash windows, space for an electric fire with a stone surround and hearth, decorative coving and plate rack. The SITTING ROOM has a coal-effect gas fire with surround, plate rack, part panelled walls and double doors leading into the GARDEN ROOM, this has bi-folding doors onto the rear garden, tiled floor two skylights, tiled floor, radiator and access into the DINING ROOM. This has a log burner recessed within a marble fireplace, tiled floor, radiator and double doors into the kitchen. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, central island incorporating a breakfast bar and additional storage, space for fridge, freezer and Range style oven, fitted extractor, space for wine cooler and integrated dishwasher, spotlights, tiled floor, storage cupboard with hanging rail, double glazed door to the garden, two double glazed windows to the side elevation and door into the UTILITY ROOM. This has a central heating boiler, plumbing and space for washing machine and tumble dryer, double glazed windows to the rear and side elevations, single glazed skylight, tiled floor and double glazed door to the garden. The SHOWER ROOM has a curved walk in cubicle, pedestal wash hand basin, low level wc, heated ladder towel rail, tiling to the floor and walls.

The staircase rises to the first floor landing which has a light tunnel and splits, to the rear of the property there is a FAMILY BATHROOM fitted with a white suite which comprises a walk in shower with multi headed shower, P shaped bath with shower over, vanity wash hand basin with mixer tap incorporating the low level WC, two double glazed opaque windows to the side elevation and tiling to the walls. The PRINCIPAL BEDROOM has two double glazed windows to the side and rear elevations, electric fireplace, two radiators and a large cupboard with hanging rail and a single glazed opaque window to the rear elevation. Adjacent to the main bedroom is a DRESSING ROOM with hanging rails and double glazed window to the side elevation.

To the other landing there is a DOUBLE BEDROOM with double glazed sash window to the front elevation, radiator and door into the EN-SUITE, this has a walk in shower with multi headed shower, vanity wash hand basin and mixer tap, low level WC, heated towel rail, double glazed opaque window to the front elevation, part tiling to the walls and door back onto the landing, which has loft access, airing cupboard and part panelling to the walls. DOUBLE BEDROOM has a double glazed window to the rear elevation, radiator, fitted shelving, dressing table and wardrobe. DOUBLE BEDROOM has a double glazed window to the front elevation, secondary double glazed window to the front elevation, radiator and door to the EN-SUITE which has a walk in shower, pedestal wash hand basin, low level WC, radiator and tiled walls. DOUBLE BEDROOM has a double glazed window to the rear elevation, radiator and fitted worktop with tiling above.

OUTSIDE

To the front of the property is a full width drive which is block paved in a herringbone style and has off road parking for several cars and gives access to the large TANDEM GARAGE with wooden double opening doors and a wooden door to the garden. The REAR GARDEN has a full width patio area with wooden pergola, there is a large lawned area, enclosed by fencing. There is a brick built storage room at the bottom of the garden and a purpose built recreational room, which is currently split into music room and gym. Both parts have double glazed double opening doors to give access.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND – Wolverhampton CC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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Offers In The Region Of
£500,000

EPC:

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.

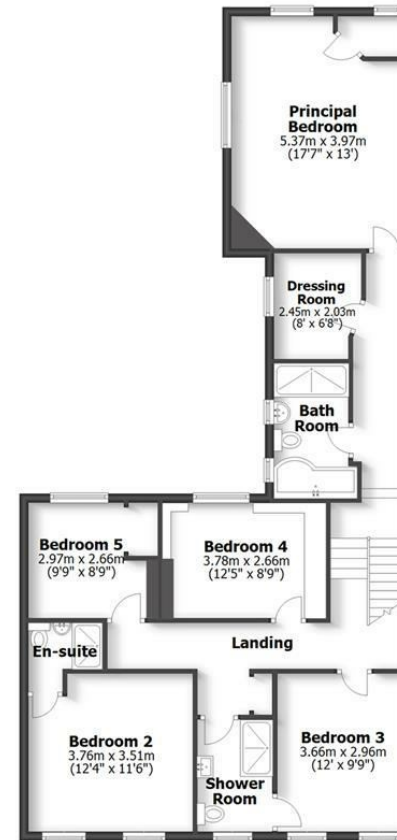


5 COPTHORNE ROAD PENN FIELDS



Cellar

Ground Floor



First Floor



Recreation Room

HOUSE:	211.1sq.m.	2272sq.ft.
CELLAR:	12.9sq.m.	139sq.ft.
GARAGE:	27.6sq.m.	297sq.ft.
RECREATION ROOM:	16.1sq.m.	174sq.ft.
TOTAL:	267.7sq.m.	2882sq.ft.

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

