



Waterford, Ball Lane, Coven Heath, Wolverhampton, WV10 7HB

**BERRIMAN**  
**EATON**

# Waterford, Ball Lane, Coven Heath, Wolverhampton, WV10 7HB

A well presented four bedroom detached property with ample garaging in a small row of just three houses in an ideal location for access to the motorway network

## LOCATION

Coven Heath is a small hamlet which stands in a particularly accessible situation within a few minutes drive of the M6 (Junction 12) and the M54 (Junction 2) which facilitates fast access to the motorway network, Birmingham and the entire industrial West Midlands. Local facilities are available within the village of Coven whilst both Wolverhampton City and Stafford town centres are within convenient travelling distance.

## DESCRIPTION

Waterford offers well proportioned and well presented accommodation over ground, first and second floors. The ground floor offers flexible accommodation with two reception rooms, a conservatory, a breakfast kitchen and a guest cloakroom. There are two bedroom suites, two further double bedrooms, a study and a bathroom to the upper floors. The outside offers private gardens to both the front and rear and there is ample off street parking and a substantial garage suitable for up to four vehicles with boarded loft space with CCTV fitted to the outside.

## ACCOMMODATION

A double glazed PORCH with tiled floor and wiring for a wall light has a double glazed door and side window opening into the HALL with a GUEST CLOAKROOM with vanity unit with WC and wash basin with cupboard beneath, tiled floor and an understairs store. The LOUNGE is a good size room with a double glazed bay window to the front, there is a log burning stove set in a recessed fireplace with wooden beam over, coved ceiling and double doors open into the DINING ROOM with wood laminate flooring, a serving hatch to the kitchen, coved ceiling and an open archway to the CONSERVATORY with tiled floor, double glazed windows and a door to the rear garden. The BREAKFAST KITCHEN has a range of wall and base units with roll top working surfaces over and tiled splash back, under cupboard lighting, a four ring electric hob with extractor fan above and electric oven beneath, a one and a half bowl sink and drainer with a double glazed window over, space for a dishwasher, space for a washing machine and tumble dryer, integrated fridge freezer, fitted wine rack, tiled floor, integrated ceiling lighting, ample space for dining and a double glazed door to the rear garden.

Stairs from the hall rise to the first floor landing with a double glazed window to the side. The SECOND BEDROOM SUITE is a good size double which is currently used as a dressing room with a double glazed window to the front, built in wardrobes and an EN-SUITE SHOWER ROOM with a shower cubicle, WC, pedestal wash basin, tiled floor and walls and integrated ceiling lighting and wood laminate flooring to the DRESSING ROOM. BEDROOM THREE is a good size double with a double glazed window to the rear and coved ceiling. BEDROOM FOUR is also double in size with a double glazed window to the rear. There is a contemporary BATHROOM with a P-shaped bath with waterfall head and separate hose and tiled surround, a vanity wash basin with drawers beneath, WC, tiled floor, part tiling to the walls, integrated ceiling lighting, heated ladder towel rail and a double glazed window. The STUDY has built in furniture including a knee hole desk and drawers, a double glazed window to the front and a storage cupboard over the stairs.

Stairs from the study rise to the upper floor with the PRINCIPAL BEDROOM SUITE with a good size double room with partial reduced height to the sides with a double glazed window to the rear garden, under eaves storage and an EN-SUITE BATHROOM with a free standing bath, vanity unit with wash basin with cupboard beneath, WC, tiled floor, part tiled walls, integrated ceiling lighting, heated ladder towel rail and under eaves store.

## OUTSIDE

A shared driveway gives access to just the three properties in the private cul-de-sac. Waterford has TWO DRIVEWAYS either side of a LARGE GARAGE which currently offers parking for up to four cars and loft storage with ladder access. The rear of the garage could be walled off and used as a games room or gym with electric light and power, a window to the side and pedestrian access. A wrought iron pedestrian gate opens into the FRONT GARDEN has a path laid in brick herringbone leading to the front door with mature shrubs to the borders

There is gated side access to either side of the property leading to the REAR GARDEN with an entertaining terrace laid in brick pavements and a low rise wall leads to the garden with a sun terrace to the rear and mature shrubs to the borders.

## DIRECTIONS

Using the What3Words app [///often.hidden.foil](#)

We are informed by the Vendors that mains electricity, water and drainage are connected. The heating is via the log burner, there is a single electric storage heater on the first floor landing but buyers could reinstate further electric heating should they so wish. We are informed by the vendors that there is a gas supply to the road so, again, buyers could look to have that connected.

COUNCIL TAX BAND E – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

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### Wombourne Office

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### Lettings Office

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£450,000

EPC: E

**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.



**WATERFORD**  
**BALL LANE, COVEN HEATH**

HOUSE: 143.8sq.m. 1548sq.ft.  
 GARAGE: 46.8sq.m. 504sq.ft.  
**TOTAL: 190.6sq.m. 2052sq.ft.**

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



