



11 Cornflower Meadow, Coven

A Beautifully Presented Three Bedroom Two Bathroom Modern Detached House, Occupying A Choice Position Overlooking Fields In The Popular Village Location

11 Cornflower Meadow, Coven, Wolverhampton, WV9 5FB

Asking Price: £335,000

Tenure: Freehold

Council Tax: Band E- South Staffordshire

EPC Rating: B (85)

Total Floor Area: 1345sq feet (125.0sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

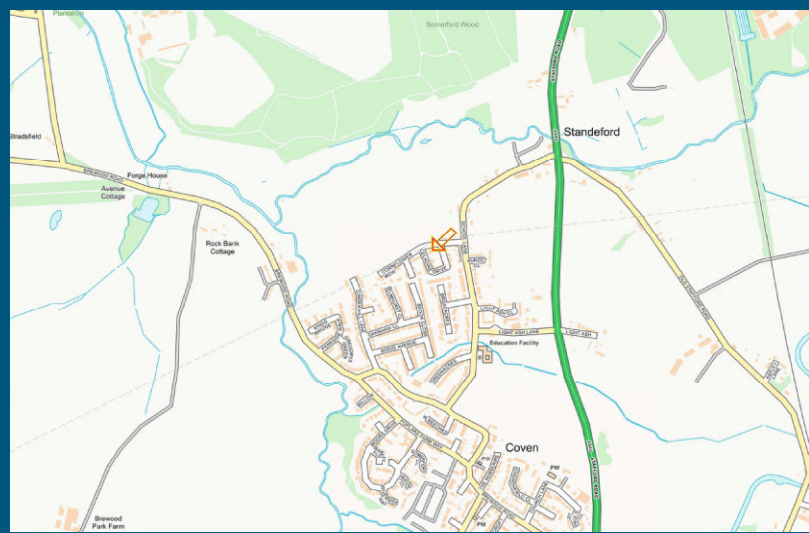
Occupying a choice & prominent position on this modern development on the outskirts of the favoured South Staffordshire Village known as Coven, Cornflower Meadow was only constructed in 2020 to a well-planned design and utilising the maximum space, undoubtedly one of the finest examples of its type.

Although only recently constructed by renowned developers, Lovell, the current owners have restyled the accommodation, with no expense spared to provide a stunning and contemporary interior with a number of high quality fittings throughout. Internal inspection will reveal the attention to detail the property offers into creating such a first class modern family home. A number of features include internal hardwood doors, stylishly appointed décor throughout, tasteful carpets & flooring, luxury bathrooms and a stunning open plan dining kitchen.

Measuring at approx. 1,345sq feet, the accommodation includes entrance hall with fitted cloakroom and storage cupboard, front living room and a feature full width open plan dining kitchen. From the entrance hall, a C-Shaped staircase leads to the first floor landing with luxury family bathroom, master bedroom with ensuite shower room, guest double bedroom and the third bedroom has been converted to a dressing room with an extensive range of open wardrobes, shelving and dressing table. At the rear of the property is an enclosed garden which creates excellent useable outdoor space, ideal for summer parties etc. and with the added benefit of a double driveway adjacent, providing off road parking and leads to the garage.

Although enjoying a rural aspect overlooking adjacent countryside and the River Penk, Cornflower Meadow is still within easy access of the majority of amenities including popular schools in both factors, local shops and having Coven Playground within easy walking distance. The development is also well equipped with open green space, cycle paths and only minutes to the A449 & M54 motorway providing a convenient commute to nearby towns & cities.

Ideal for buyers requiring a property ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: 12'2" (3.70m) x 6'7" (2.00m)

Composite double glazed front door, radiator, tiled flooring and C-Shaped staircase to first floor with cloaks cupboard below.

Fitted Cloakroom: Fitted with a white suite comprising recessed WC, vanity unit, radiator, extractor fan, tiled flooring and double glazed opaque window to front.

Living Room: 14'3" into Bay (4.35m into Bay) x 10'10" (3.30m)

Radiator and double glazed window to front.

Full Length Open Plan Dining Kitchen: 21ft (6.40m) x 9'10" (3.00m)

Fitted with a smart matching suite of grey units comprising a range of base cupboards & drawers with matching Quartz worktops, stainless steel 1½ drainer sink unit with mixer tap, suspended wall cupboards with display lighting, a number of built in appliances include dishwasher, 4-ring stainless steel gas hob with extractor hood over, built in double Zanussi oven, wine fridge, fridge & freezer, plumbing for washing machine, radiator, recessed ceiling spot lights, tiled flooring and double glazed window to rear with matching patio doors.

First Floor Landing: Loft hatch and double glazed window to side.

Bedroom One: 12'2" (3.70m max) x 9'10" (3.00m)

Radiator and double glazed window to rear.

Ensuite Shower Room: 6'7" (2.00m) x 4'3" (1.30m) Fitted with a modern white suite comprising shower enclosure with chrome power shower, wall mounted pedestal wash had basin, recessed WC, chrome heated towel rail, extractor fan, tiled floor and double glazed opaque window to rear.

Bedroom Two: 10'2" (3.10m min) x 9'10" (3.00m)

Radiator and double glazed window to front.

Bedroom Three: 10'10" (3.30m) x 8'6" (2.60m)

Currently used as a dressing room fitted with an extensive range of built in wardrobes, shelving, dressing table & drawers, double glazed window to front and separate built in cupboard/ wardrobe housing gas fired central heating boiler.

Bathroom: 9'2" (2.80m) x 6'3" (1.90m)

Fitted with a modern white suite comprising panelled bath with shower spray & screen, wall mounted vanity unit, recessed WC, chrome heated towel rail, tiled walls, recessed ceiling spotlights, extractor fan, ceramic tiled flooring and double glazed opaque window to rear.

Rear Garden: Neatly landscaped with full width paved patio, shaped lawn, gavelled boarders, raised decked terrace with artificial lawn and surrounding fencing. A side gate leads to the double driveway & **Garage: 19'4" (5.90m) x 9'10" (3.00m)** 'Up & Over' garage door, power and lighting.

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.



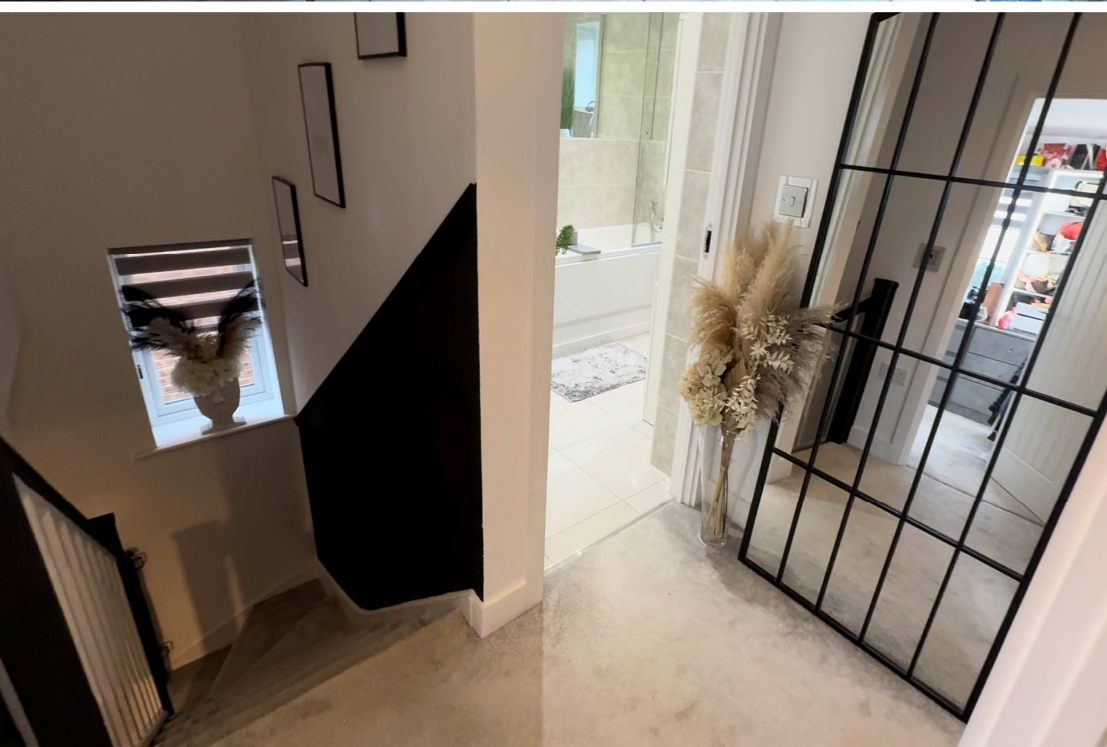


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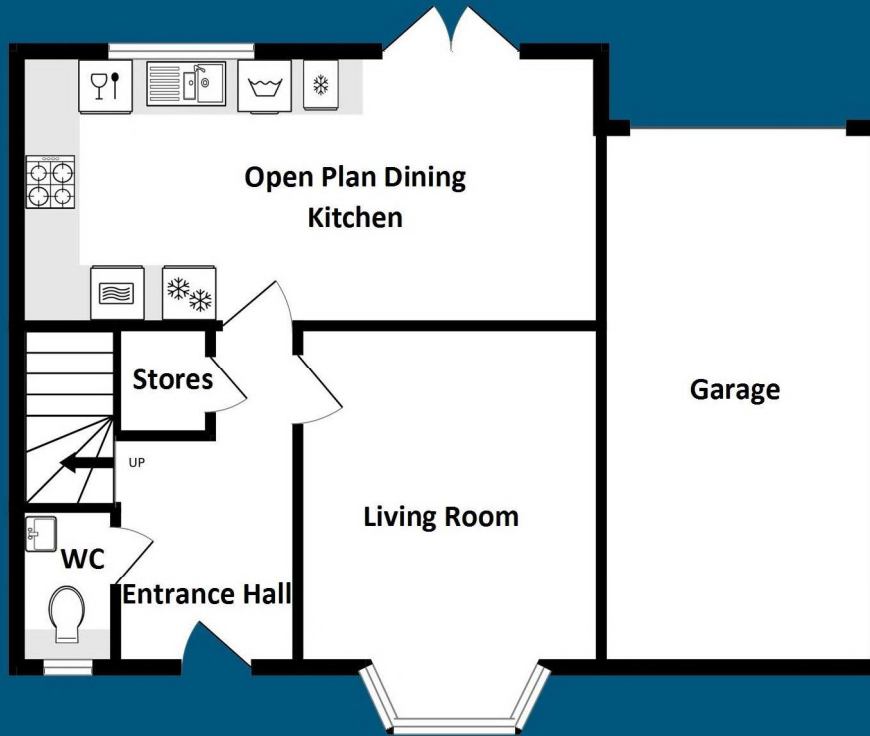






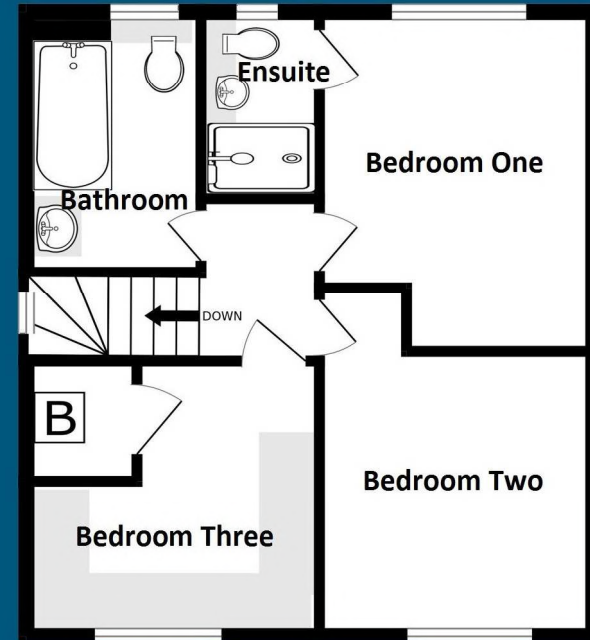


Total Floor Area: 1345sq feet (125.0sq metres) Approx.



Ground Floor

Approx.: 872sq feet (81.0 sq metres)



First Floor

Approx.: 474sq feet (44.0 sq metres)

PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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