



7 Holmcroft, Coven

THOMAS HARVEY
ESTATE AGENTS

A Beautifully Presented Two Bedroom Semi-Detached Bungalow In An Exclusive Cul De Sac Of Coven, Perfect For Buyers, Ready To Just Move Into!

7 Holmcroft Gardens, Coven, Wolverhampton, WV9 5DF
Asking Price: £275,000

Tenure: Freehold
Council Tax: Band C – South Staffordshire
EPC Rating: 2199-3047-8202-9825-1204
Total Floor Area: 759.8sq feet (70.6sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed

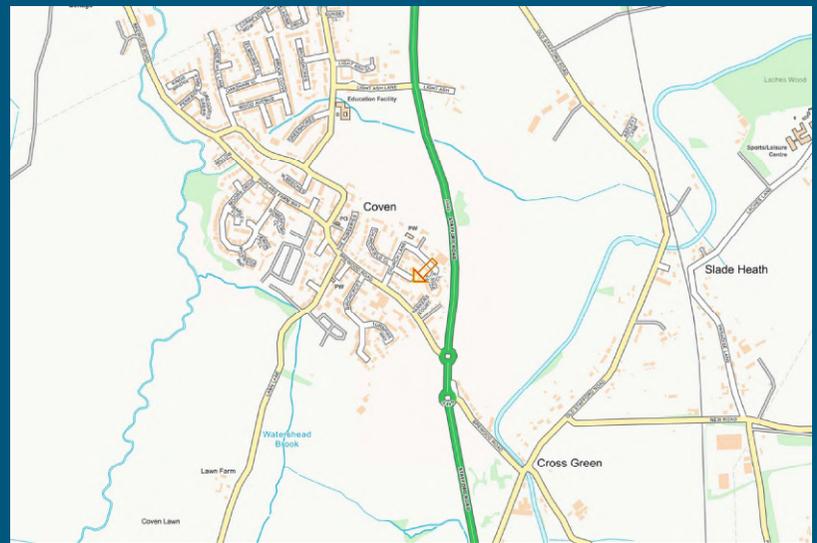
Situated in one of the most sought after locations in Coven, in this delightful cul-de-sac just off Church Lane, this most impressive & individual semi-detached bungalow has been thoughtfully extended and restyled to create a superb example of its type and ideal for purchasers requiring a first class home, ready to just move into!

Measuring at approx. 759.8sq feet (70.6sq metres), the current owners have remodelled the interior, with no expense spared to provide a most attractive interior with a number of high quality fittings. Internal inspection will reveal the attention to detail the property offers into creating such a delightful home. A number of features include internal hardwood doors, stylishly appointed décor, tasteful carpets & flooring, luxury bathroom and a striking breakfast kitchen.

Having the benefit of gas central heating & double glazing, the accommodation includes side entrance hall with cloaks cupboard, the choice of two bedrooms and a well appointed luxury bathroom. The living room features a modern remote controlled fire and leads to the breakfast kitchen which is fitted with a smart suite of matching cream units & a number of built in appliances. At the rear of the bungalow, the garden has been thoughtfully landscaped to offer a most pleasant outlook but also low maintenance, all whilst maintaining the maximum privacy. At the front of the property is a block paved driveway providing ample off road parking.

Although enjoying a rural aspect, Holmcroft Gardens is within easy access of the majority of amenities including walking distance of local shops, hairdressers & Post Office, popular Public Houses/ restaurants and only minutes to the A449 & M54 motorway providing a convenient commute to nearby towns & cities.

The charming interior further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed opaque door with matching side window, built in metre cupboard, radiator and airing cupboard housing wall mounted gas fired Ideal central heating boiler.

Bathroom: 12'9" (3.89m) x 5'7" (1.69m)

Refitted with a well appointed white suite comprising panelled bath with handheld spray, separate corner shower enclosure with chrome overhead rainfall showerhead, pedestal wash hand basin, low level WC, built in base cupboard, two chrome heated towel rails, tiled walls & flooring, extractor fan and double glazed opaque windows to rear.

Bedroom One: 10'5" (3.18m) x 10'3" (3.13m)

Built in fitted furniture including full height wardrobes, drawers & dressing table, radiator and double glazed window to rear.

Bedroom Two: 15'4" (4.69m max) x 7'3" (2.21m max)/ 4'8" (1.42m min)

Built in full height wardrobe / cupboard, radiator, loft hatch and two double glazed windows to front.

Living Room: 18'6" (5.64m) x 13'1" (3.98m)

Wall mounted & recessed remote controlled Dimplex electric fire, radiator and double glazed bow window to front.

Breakfast Kitchen: 17'3" (5.29m) x 9'8" (2.94m max)

Fitted with a matching suite of modern gloss cream units comprising 1½ drainer sink unit with chrome mixer tap, a range of base cupboard, drawers & suspended wall cupboards, matching stone effect laminate worktops including matching breakfast bar, built in appliances include microwave, electric oven, 4-ring gas hob with concealed extractor hood over, fridge, freezer & dishwasher, concealed plumbing for washing machine, two radiators, laminate flooring, skylight and double glazed picture windows to rear with composite stable door to garden.

Rear Garden: Enjoying a south-east facing aspect and being mainly paved for low maintenance, the garden includes paved terraces, custom made raised timber flower beds, surrounding fencing & hedging, exterior lighting and gated side access to **Front Driveway**.

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.





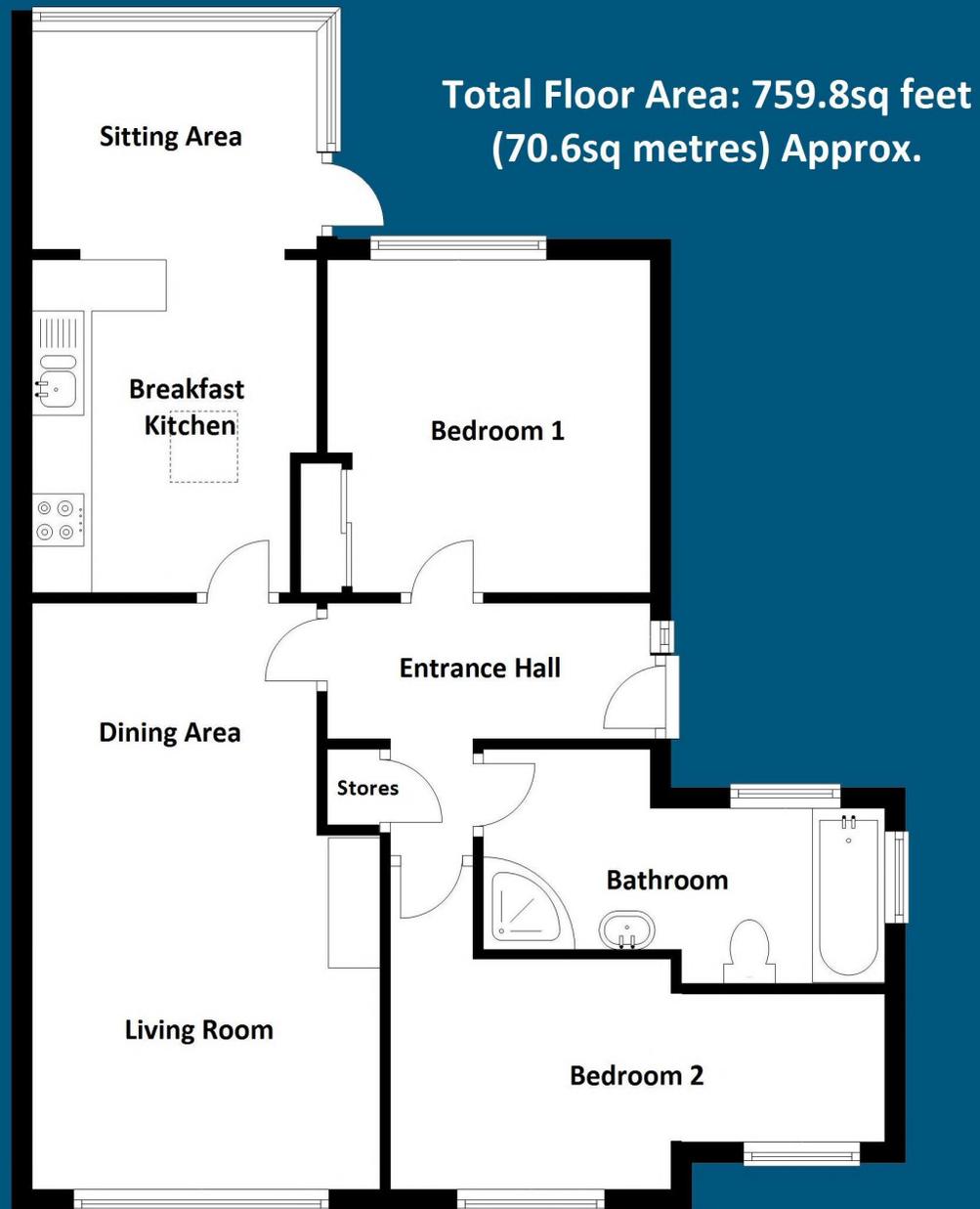












PROPERTY MISDESCRIPTION ACT 1991

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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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