



108 Coniston Road, Palmers Cross

**THOMAS HARVEY**  
ESTATE AGENTS

An Individually Designed & Very Well Maintained Three Bedroom Detached Family House With Potential To Reconfigure & Restyle To Own Requirements In A Favoured Residential Area!

**108 Coniston Road, Palmers Cross, Wolverhampton, WV6 9DU**

**Asking Price: £425,000**

**Tenure: Freehold**

**Council Tax: Band E – Wolverhampton**

**EPC Rating: D (73) No: 9763-3052-5203-5505-8200**

**Total Floor Area: 1576.90sq feet (146.4sq metres) Approx.**

**No Upward Chain**

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

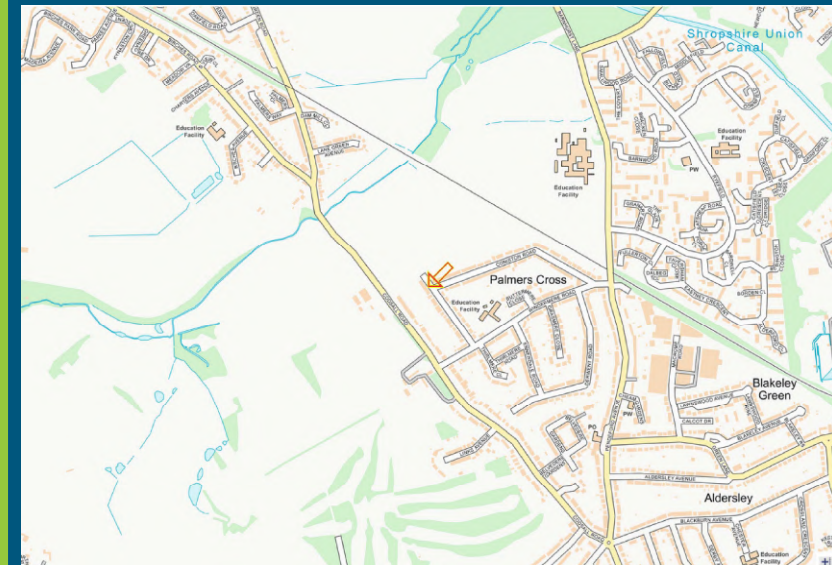
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

**Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have good coverage outdoor.**

Occupying a choice position at the north end of Coniston Road and therefore adjacent to fields, woodland and the River Penk, together with being extremely convenient the majority of amenities, this individually designed detached house provides well planned living accommodation and although extremely well maintained by the current owners, 108 Coniston Road is ideal for purchasers requiring a family home to restyle to own requirements.

Originally constructed to a traditional design, over the years the accommodation has been extended to utilise the maximum space, yet still offers tremendous potential to reconfigure the layout on both levels to create further living accommodation or even an open plan design at the rear of the ground floor (Subject to Planning Permission). Having the benefit of gas central heating and double glazing the well-presented interior includes reception porch, welcoming entrance hall with open C-Shaped staircase to first floor, guest cloakroom and a front sitting/ dining room. At the rear, is a charming 20ft living room which leads to the double glazed conservatory and the kitchen is fitted with a traditional suite. On the first floor, the landing leads to three good double bedrooms, all with built in wardrobes and the bathroom has been refitted with a modern shower suite. At the front of the house is a block paved driveway providing ample off road parking and leads to the garage with a remote controlled shutter door and a useful utility/ sun room at rear. A feature of the property is undoubtedly the south-west facing rear garden, which at almost 100ft long, enjoys a most pleasant setting whilst being mainly paved for convenient maintenance. There are of course bordering views over the surrounding open scenery.

Within walking distance of local shops, schools in both sectors & Bilbrook Train Station, Coniston Road is only three miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a spacious family house and offered with No Upward Chain, internal inspection highly recommended to appreciate this superb opportunity!



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Porch:** PVC double glazed double doors with matching side windows and tiled flooring.

**Entrance Hall:** Internal hardwood door with opaque glazed window, radiator, built in cloaks cupboard and C-Shaped staircase to first floor with open recess below & internal circular glazed window. **Guest Cloakroom:** Fitted with a low level WC, sink unit, tiled effect cushioned vinyl flooring and double glazed opaque window to side.

**Sitting/ Dining Room: 11'7" (3.53m) x 10'11" (3.33m)**

Open brick fireplace with stone hearth & log burning stove, radiator, wall light points, beamed ceiling and double glazed leaded bay window to front with matching side window.

**Living Room: 19'6" (5.95m) x 11'7" (3.52m)**

Marble style fireplace with matching hearth, decorative surround & stone effect electric fire, two radiators, coved ceiling, wall light points, double glazed windows to side and internal PVC double glazed French doors to:

**Conservatory: 11'6" (3.50m) x 11'1" (3.39m)**

Radiator, wall light points, double glazed surrounding windows and matching sliding door to the rear garden.

**Kitchen: 15'4" (4.68m) x 9'3" (2.81m)**

Fitted with a matching suite of traditional wooden units comprising a range of base cupboards, drawers & suspended wall cupboards, stainless steel single drainer sink unit, laminate worktops, recess & plumbing for both washing machine & dishwasher, gas point & recess for double width cooker, built in pantry with adjacent recess for fridge freezer, radiator, part tiled walls, beamed ceiling, ceramic tiled flooring and double glazed window to rear with matching PVC opaque door to side.

**First Floor Galleried Landing:** Radiator, wall light points, storage cupboard, beamed ceiling, double glazed leaded window to front and built in airing cupboard housing the wall mounted gas fired Worcester central heating boiler.

**Bedroom One: 11'7" (3.52m) x 10'11" (3.33m)**

Built in triple wardrobes with cupboards above, radiator, coved ceiling and double glazed leaded bay window to front with side window.

**Bedroom Two: 12ft (3.66m) x 10'2" (3.11m)**

Built in triple wardrobes with cupboards above, radiator, wall light points and double glazed window to rear.

**Bedroom Three: 10'8" (3.24m) x 10'4" (3.15m)**

Built in triple wardrobes with cupboards above, radiator, wall light point and double glazed window to rear.

**Shower Room: 7'11" (2.41m) x 7'7" (2.32m)**

Refitted with a modern white suite comprising double shower enclosure, low level WC, vanity unit, radiator, tiled walls, recessed ceiling spot lights, extractor fan, patterned style vinyl cushioned flooring and double glazed opaque window to side.

**Garage: 18'4" (5.60m) x 8'7" (2.61m)**

Remote controlled roller shutter door, power, lighting, shelving and opaque glazed window to side.

**Utility/ Sun Room: 8'7" (2.61m) x 5'7" (1.70m)** Power, lighting, double glazed windows and UPVC double glazed door to rear garden.

**Rear Garden:** Enjoying a large rear plot of approx. 90ft long and a south-west facing aspect the garden has been designed to offer convenient maintenance whilst providing a most pleasant outlook. The garden includes a large paved terrace with feature central rockery, flowering borders with a variety of shrubs & trees, timber summer house with exterior lighting, two further garden sheds & greenhouses, rear lawned area, surrounding fencing and gated side access.







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.







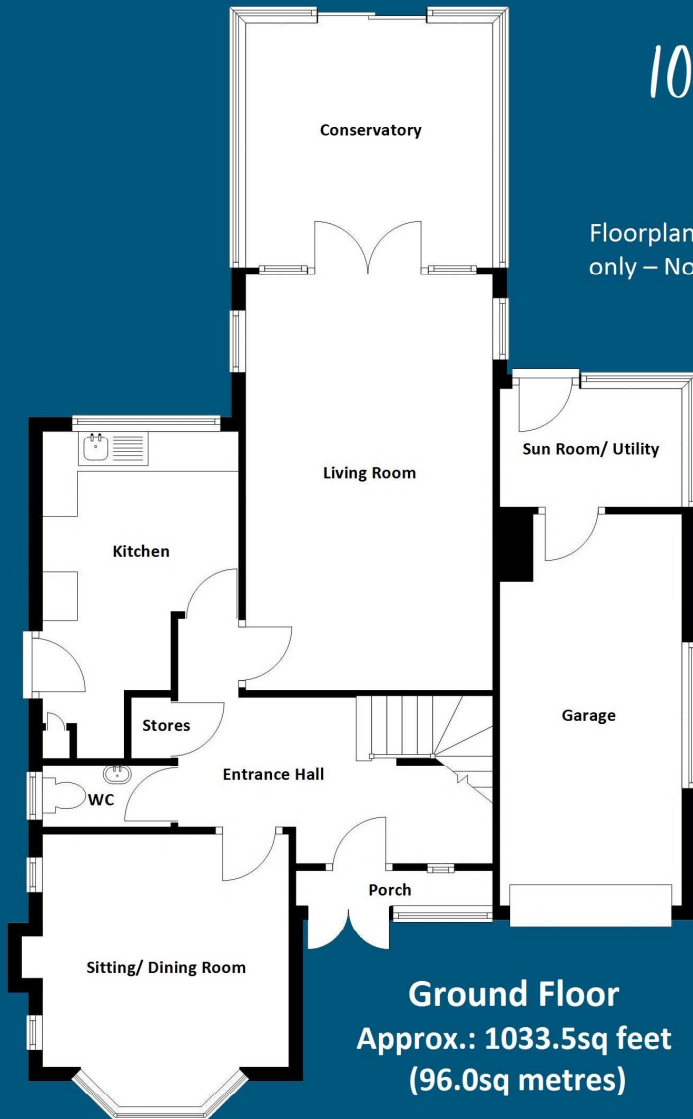




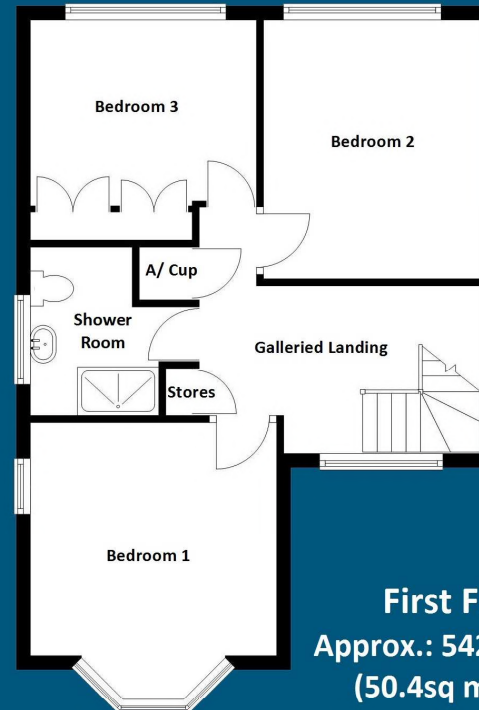
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**Total Floor Area: 1576.0sq feet  
(146.4sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



**Ground Floor**  
**Approx.: 1033.5sq feet**  
**(96.0sq metres)**



**First Floor**  
**Approx.: 542.5sq feet**  
**(50.4sq 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.

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

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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