



4 Gregorys Green, Coven

THOMAS HARVEY
ESTATE AGENTS

A Modern Three Bedroom Two Bathroom Detached Family House. On the Outskirts Of The Popular South Staffordshire Village Known As Coven & Adjacent to Countryside Side & The River Penk!

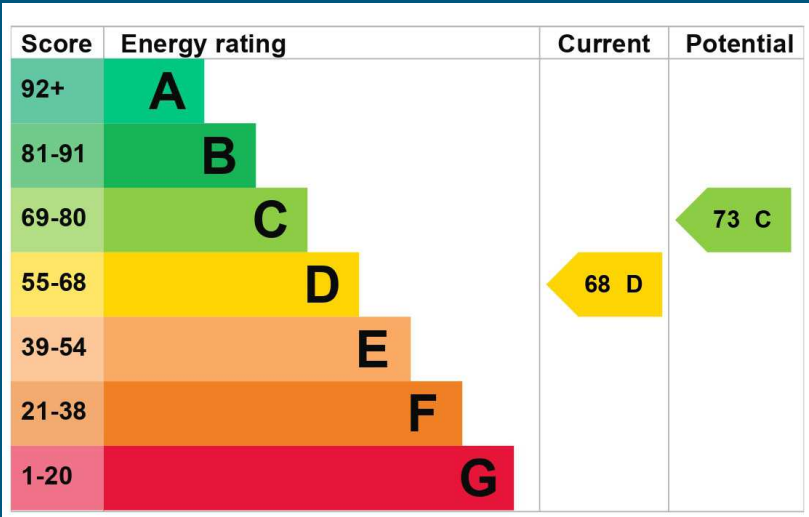
4 Gregorys Green, Coven, Wolverhampton, WV9 5BP
Asking Price: £365,000

Tenure: Freehold
Council Tax: Band E – South Staffordshire
EPC Rating: D (68) No: 6035-2420-9509-0163-5206
Total Floor Area: 1,233.5sq feet (114.6sq metres) Approx.
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 four main providers have likely coverage outdoors.

Occupying a choice & prominent cul-de-sac position on this modern development on the outskirts of the favoured South Staffordshire Village known as Coven, Gregorys Green has been constructed to a well-planned design and utilising the maximum space, undoubtedly one of the finest examples of its type listed on the market.

Although a modern construction, the current owners have restyled the accommodation, with no expense spared to provide a smart and contemporary interior with a number of high quality fittings throughout. Internal inspection will reveal the attention to detail the property offers, in creating such a first class modern family home. A number of features include stylishly appointed décor throughout, quality carpets & flooring, luxury bathrooms, a large bespoke double glazed conservatory and a sympathetically landscaped south facing rear garden. Measuring at approx. 1,233.5sq feet, the accommodation includes entrance hall with fitted cloakroom and stairs to the first floor, fitted kitchen at front, charming rear living room and a separate dining room. The ground floor also includes a feature double glazed conservatory which offers an excellent useable space and has been designed to appreciate the beautiful outlook onto the rear garden. On the first floor there are three double bedrooms with both the ensuite shower room and family bathroom fitted with smart white suites. At the front is a block paved double width driveway offering plenty of off road parking and leads to the integrated garage. The enclosed rear garden not only enjoys a south facing aspect but has been landscaped to create a most delightful setting yet maintaining the maximum privacy.

Although enjoying a rural aspect overlooking adjacent countryside and the River Penk, Gregory’s Green 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:



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Entrance Hall: Composite double glazed opaque leaded windows, radiator, laminate flooring and panelled staircase to first floor with built in storage cupboard. **Guest WC:** Fitted with a white low level WC & sink unit, radiator and extractor fan.

Kitchen: 10'10" (3.29m) x 7'7" (2.30m)

Fitted with a matching suite of shaker style light grey units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops, stainless steel 1.5 drainer sink unit, built in electric fan oven, 4-ring gas hob with extractor hood over, fridge & freezer, plumbing for washing machine, radiator, part tiled walls, laminate flooring, hardwood opaque glazed side door and double glazed window to front.

Living Room: 14'1" (4.29m) x 11'5" (3.48m)

Marble style fire place & hearth with wood surround and pebble style gas fire, radiator and double glazed windows to rear.

Dining Room: 10'6" (3.21m) x 8'1" (2.47m)

Radiator, laminate flooring and internal double glazed sliding doors to: **Conservatory: 13ft (3.95m) x 10'6" (3.20m)** Part mirrored internal walls, slate style tiled flooring, double glazed full height windows and double doors to rear garden.

First Floor Landing: Loft hatch to attic space and built in airing cupboard housing the Flomasta hot water cylinder & heating system.

Bedroom One: 15'7" (4.76m) x 11'1" (3.37m)

Full width built in floor to ceiling wardrobes with mirrored doors, radiator and double glazed windows to rear. **Ensuite Shower Room: 6'4" (1.94m) x 5'2" (1.58m)**

Fitted with white suite comprising corner shower, low level WC, pedestal wash hand basin, radiator, stone effect PVC panelled walls, extractor fan, laminate effect cushioned flooring and double glazed opaque window to rear.

Bedroom Two: 11'11" (3.62m) x 10'6" (3.20m)

Radiator and double glazed window to front.

Bedroom Three: 8'6" (2.58m) x 8'4" (2.54m)

Built in wardrobe/ cupboard, radiator and double glazed window to front.

Bathroom: 6'7" (2.00m) x 5'7" (1.70m)

Fitted with a smart white suite comprising panelled bath with shower unit & side screen, low level WC, pedestal wash hand basin, radiator, part tiled walls & wall mounted mirrored cabinet, extractor fan, LVT flooring and double glazed opaque window to side.

Garage: 16'4" (4.99m) x 8'1" (2.47m)

'Up & Over' garage door, power, lighting and wall mounted gas fired central heating boiler.

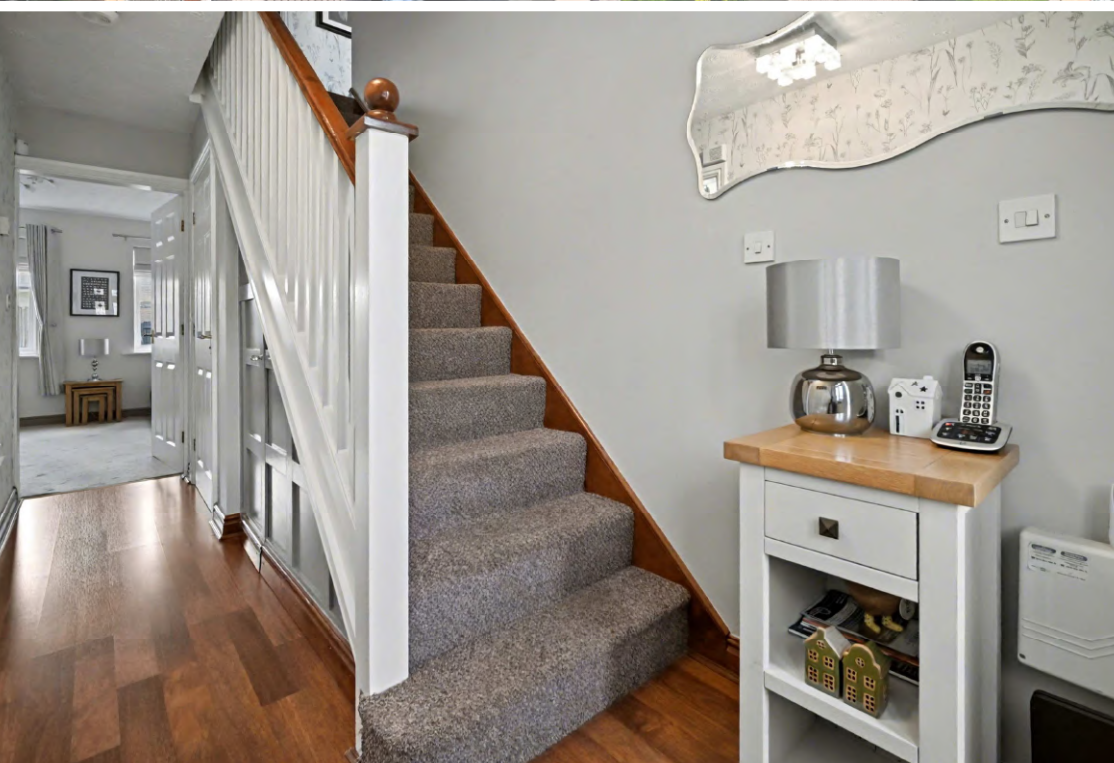
Rear Garden: Sympathetically landscaped to create a most charming setting and an excellent useable outdoor space, this south facing garden includes a full width paved patio overlooking the shaped centre lawn, a gravelled curved terrace with slate chippings, further circular lawn with dwarf wall/ seating bench, a variety of shrubs & trees, two feature water fountains, surrounding fencing and gated side entry.

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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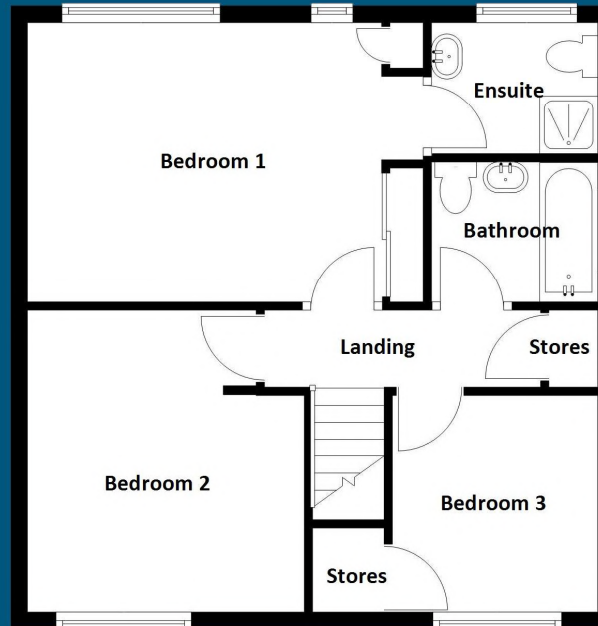
**Total Floor Area: 1233.5sq feet
(114.6sq metres) Approx.**

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.: 714.1sq feet (66.3sq metres)



First Floor

Approx.: 519.4sq feet (48.3sq 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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