



26 Coniston Road, Palmers Cross

THOMAS HARVEY
ESTATE AGENTS

A Most Attractive & Well Presented Two Bedroom Semi-Detached Bungalow In A Favoured Residential Area & Having A Fully Stocked Mature Rear Garden With A Charming Outlook Over Fields & The River Penk!

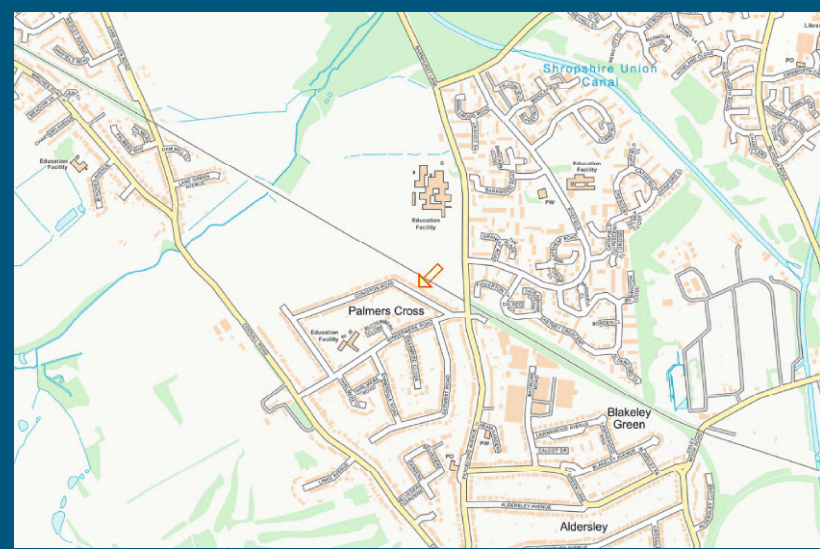
26 Coniston Road, Palmers Cross, Wolverhampton, WV6 9DS
Asking Price: £280,000

Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: D (63) No: 9390-2031-9500-2125-8635
Total Floor Area: 1,203.5sq feet (111.8sq 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 variable coverage indoor and all four have likely coverage outdoor.

Situated in a popular residential area yet occupying a quiet location, convenient for the majority of amenities, this deceptive semi-detached bungalow has been very well maintained over the years to provide a most charming interior, ideal for purchaser requiring a property, ready to just move into.

Deceptive externally, the attractive living accommodation offers a pleasant interior with viewing highly recommended to appreciate this superb example of its type. Having a number of quality fittings throughout, internal inspection will reveal a charming 16ft living room, an excellent dining kitchen with a matching suite of laminate units, double glazed conservatory and a fully stocked, private rear garden which is also backs onto fields and views towards the River Penk. Constructed to a well-planned design and utilising the maximum space with a floor area of approx. 1,203.5sq feet, the accommodation includes porch to entrance hall, the choice of two double bedrooms, well-appointed bathroom and the rear living room enjoys a pleasant outlook over the garden. The bungalow also features a dining kitchen with a double glazed conservatory off, creating an excellent open space and ideal for entertaining families & guests. There is also a useful utility leading to the garage and provides rear access to the garden. At the front of the bungalow is a driveway providing screened & ample off road parking and as mentioned, the fully stocked mature rear garden offers a most pleasant setting whilst maintaining the maximum privacy with the use of serval storage units/ sheds.

Within walking distance of local schools & shops, Coniston Road is only three miles from the M54 motorway and therefore ideal for commuting to principal towns. Perfect for buyers requiring a quality home and offered with No Upward Chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Porch: PVC door with double glazed opaque leaded windows and matching side windows with tiled flooring. **Entrance Hall:** Internal hardwood door with leaded opaque glazed window, radiator and plate shelf.

Bedroom One: 12ft (3.65m) x 11'11" (3.63m)

Fitted with an extensive suite of built in furniture including wardrobes, drawers & overhead stores, radiator, coved ceiling and double glazed leaded window to front.

Bedroom Two: 12ft (3.66m) x 11'2" (3.40m)

Fitted with floor to ceiling triple wardrobes, marble style fireplace with coal effect electric fire, radiator, wall light points, coved ceiling and double glazed leaded bay window to front.

Bathroom: 11'2" (3.40m) x 7'8" (2.34m)

Fitted with a smart white suite with panelled bath, walk in shower with folding screen, pedestal wash hand basin, low level WC, floor to ceiling built in double airing cupboard, separate fitted base cupboard, radiator, tiled walls, recessed ceiling spot lights, wood effect porcelain style flooring and double glazed opaque window to side. Loft hatch with pull down ladder to attic space housing the gas fired central heating boiler.

Living Room: 16'10" (5.10m) x 10'11" (3.32m max)/ 10'5" (3.18m min)

Three radiators, coved ceiling and double glazed picture window to rear.

Dining Kitchen: 16'8" (5.08m) x 10'4" (3.16m)

The kitchen is fitted with a range of traditional light coloured wood units comprising a range of base cupboards, drawers & suspended wall cupboards, laminate worktops, stainless steel single drainer sink unit, recess for under counter fridge, built in 4-ring gas hob with extractor fan over, electric double oven with combination grill/ oven over, recessed ceiling spot lights, tiled flooring, side access to utility and internal double glazed window to rear. **Dining Area:** Radiator, ceiling light & fan, overhead storage and internal double glazed patio doors lead to:

Conservatory: 16'8" (5.09m) x 6'11" (2.12m)

Radiator, wall mounted spot lights, tiled flooring and double glazed sliding doors to rear garden.

Utility: 8ft (2.43m) x 7'3" (2.21m)

Built in base cupboard with stainless steel sink unit over, suspended wall cupboards, plumbing for washing machine, hardwood glazed window & door to rear with internal access leading to:

Garage: 20'5" (6.22m) x 8'1" (2.47m)

Side folding garage door, power, lighting and part vaulted ceiling.

Rear Garden: A mature & fully stocked rear garden comprising full width paved patio, brick borders with a variety of shrubs, trees & ornamental pool, shaped centre lawn, vegetable plot/ kitchen garden, exterior power, surrounding fencing and a number of garden outbuildings including sheds, greenhouses & summerhouse.

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: 1203.5sq feet (111.8sq 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



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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