



12 Elmhurst Close
Coven, WV9 5DX

peterjames
PROPERTY

12 Elmhurst Close

Cannock – 7.4 miles

Wolverhampton – 5.8 miles

(Distances are approximate)

A well-proportioned 3-bedroom semi-detached house on a quiet cul-de-sac, with potential to expand.

Porch
Hall
Lounge
Dining room
Well-appointed kitchen
Conservatory
Two double bedrooms
One Single bedroom
Bathroom
Garage
Driveway parking
Low-maintenance rear garden



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This very spacious, 3-bedroom semi-detached house can be found on a cul-de-sac in popular Coven, a well-situated south-Staffordshire village just a few miles north of Wolverhampton. Only six minutes' walk from the village primary school, the property is ideal for family living, with a range of amenities available on foot and excellent travel links nearby. Within, the house includes a lounge with open fireplace and a well-appointed kitchen, having excellent potential to combine the kitchen space with the adjacent dining room and create a large, modern kitchen diner. A sizeable conservatory is also provided at the rear, overlooking the pleasantly low-maintenance and ample rear garden. Upstairs, this comfortable home boasts two double bedrooms, a bathroom, and a further single bedroom, while a garage and considerable driveway parking is provided at the front aspect.



The property's front door opens to a **porch**, where a second door continues to the **hall**. To the right, the **lounge** is of an excellent size, arranged around an open fireplace and enjoying an open-plan layout onto the **dining room** at the rear. From the dining space, sliding doors lead onto a large **conservatory**, providing patio doors to the garden. The very spacious and well-presented **breakfast kitchen** can also be accessed off the dining room, furnished with cream units and wood-effect worktops, housing space for laundry appliances and a fridge-freezer, in addition to the integrated oven and hob. A door here also opens to the conservatory. From the hallway, stairs climb to the landing where a built-in cupboard offers storage. At the rear, **bedroom three** is a comfortable single room overlooking the

garden, while the **master bedroom** is also situated at the rear with fitted wardrobes and shares the garden views. At the front of the property, the **second bedroom** is a further comfortable double with fitted wardrobes beside the **bathroom**, which boasts a wet-room style shower, white fixtures, and vanity storage. This spacious detached house is set back from the road behind considerable block-paved driveway parking, with white doors on the left-hand side concealing the **single garage**. The rear garden is of pleasant proportions and is paved, providing an attractive low-maintenance space enclosed by high timber fencing.

Situation

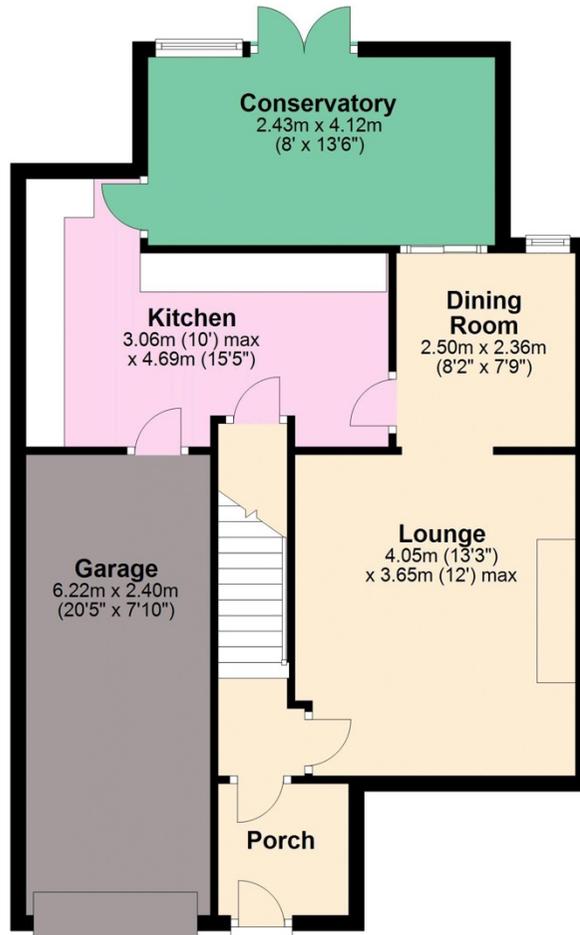
The property is located on a residential cul-de-sac in the delightful south-Staffordshire village of Coven. Just a

stone's throw from the A5, A449 and both the M54 and M6, Coven is a peaceful commuter base surrounded by open countryside, offering convenient travel throughout the wider area. Rail connections are also provided within the nearby villages of Codsall and Penkridge. Coven itself offers an excellent range of amenities including a post office, shops, pubs and St Paul's C of E First School, only a six-minute walk from the property. Further schooling can be found within easy reach, at Brewood, Bishop's Wood and Codsall.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

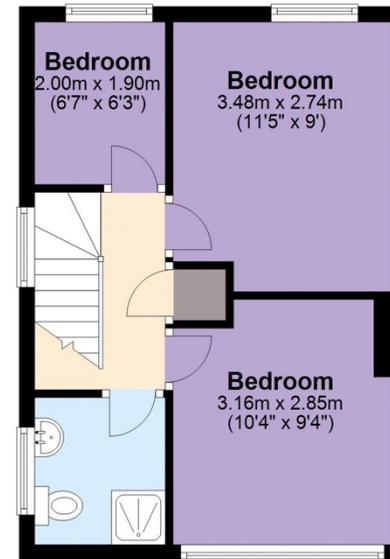
Ground Floor

Approx. 68.3 sq. metres (735.0 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 100.1 sq. metres (1077.1 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

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EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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