



25 Coniston Road
Palmers Cross, WV6 9DT

peterjames
PROPERTY

25 Coniston Road

Tettenhall – 1.7 miles

Wolverhampton – 3.2 miles

(Distances are approximate)

An attractive and spacious 3-4 bedroom semi-detached house in a popular residential position.

Hall
Kitchen
Large Lounge
Sitting room, /bedroom four
Ground-floor shower room
Three first floor double bedrooms
First-floor bathroom
Substantial rear garden
Garage
Driveway Parking



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Sitting on the outskirts of the city, this delightful 3-4 bedroom semi-detached house boasts an enviable position only seven minutes' walk from Palmer's Cross Primary School. The property is presented to a good standard throughout and is extended to the rear, having a welcoming hall, a well-appointed kitchen, and a large lounge. A second sitting room can be found to the rear, with patio doors to the garden, alternatively offering a lovely ground-floor bedroom if desired. In addition to a ground-floor shower room and a first-floor bathroom, the property benefits from three first-floor double bedrooms. Outside, driveway parking is available before the smart exterior, while a sizeable garden offers plenty of space for families.



At the front of the house, the entrance door opens to a spacious **hall**, where built-in storage is provided to the right. Opposite the front door, the property boasts a large **lounge** at the rear, having double windows including a large bay overlooking the garden. A door continues from the lounge to the kitchen, which can also be accessed on the right-hand side of the hall. A good-sized space, the **kitchen** is furnished with attractive wood-effect units and dark laminate worktops, housing a double oven and gas hob. A door off continues to a long hallway with external doors to the driveway and the garden. This hallway offers an internal door to the garage and access to a **double bedroom or sitting room** at the rear, a dual-aspect space with patio doors to the garden. A well-presented **shower room** is provided adjacent, featuring a walk-in shower.

To the left of the front door, stairs rise to the first-floor landing, where the **master bedroom** can be found immediately to the left. This spacious double overlooks the garden and sits alongside **bedroom two**, a similarly well-proportioned double room enjoying garden views. **Bedroom three** is a dual-aspect double room located at the front of

the house, featuring a built-in wardrobe. The property's **bathroom** is also located at the front aspect, featuring double windows and a white suite with P-shaped bath and shower over.

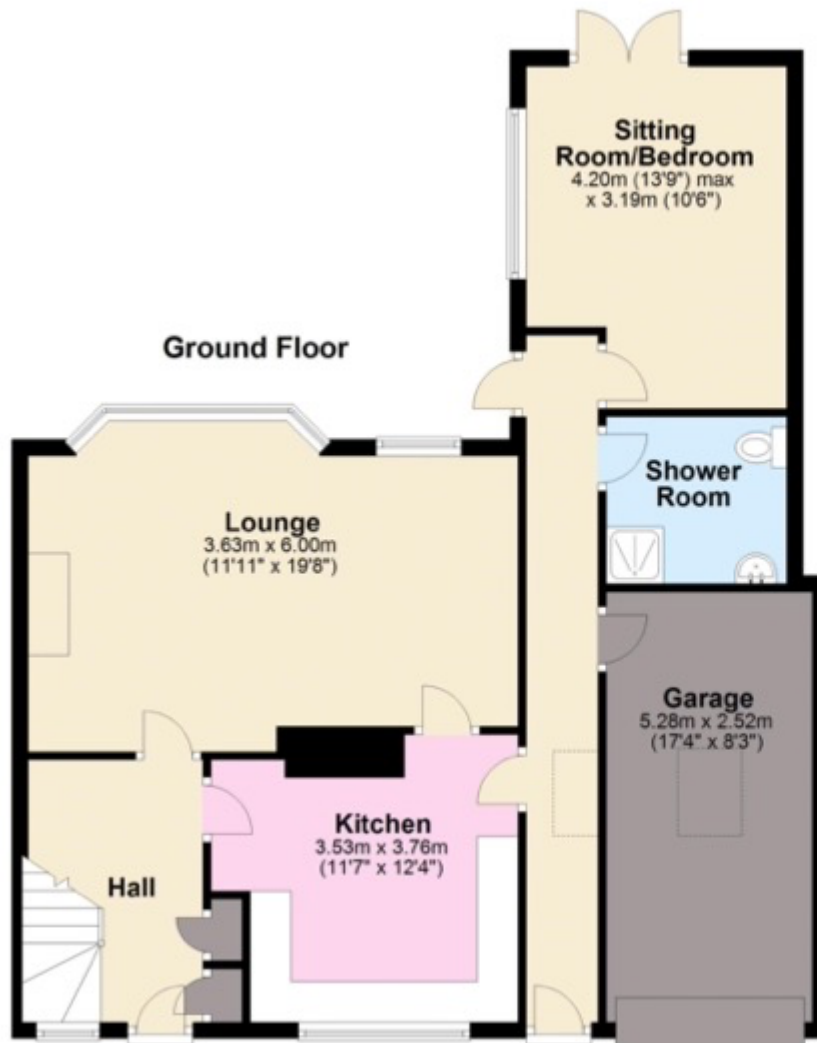
This very attractive semi-detached house is constructed in red brick with a block paved driveway, a neat corner lawn, and a low wall to the front elevation. A white up-and-over door on the right-hand side reveals the single **garage**, while the rear garden is of an excellent size, comprising a block-paved patio, more than ample lawn space, and a timber shed for storage. Further lawn space is provided beyond the initial garden area, due to the dog-leg plot.

Situation

This enviable family home occupies a very popular residential position, ideally situated between Tettenhall, Pendeford, and Codsall. The property is within easy walking distance of a choice of schooling and local amenities, with verdant greenbelt land nearby. Palmers Cross Primary School is only a five-minute walk from the front door and additional schools can be found close at hand, throughout Pendeford, Tettenhall, and Codsall. Aldersley High

School is also within walking distance and a local newsagents can be reached on foot within seven minutes. Further amenities, including shops, pubs, a playing field, and post office, are provided across Pendeford and Claregate, with a wider range of services available slightly further afield across Tettenhall and Codsall, both charming village locations. The property is ideally situated for travel, with bus links less than 150yds from the front door and a rail station at Codsall, offering connections to the wider Black Country conurbation, Birmingham, London, and the North of England. The local road network provides easy commuting to Stafford, Shrewsbury, Telford, and Cannock, with the A5, A41, A449, and both the M54 and M6 motorways at a convenient distance.

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.



25 Coniston Road

Codsall

HOUSE: 109.9 sq.m 1183 sq.ft.

GARAGE: 13.3 sq.m 143 sq.ft.

TOTAL: 123.2 sq.m 1695 sq.ft.

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE.
DOORS, WINDOWS AND OTHER FURNITURE ARE FOR ILLUSTRATION ONLY. SIZE AND LOCATION APPROXIMATE.



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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