



Connells

Croft House Brewood Road
Coven Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and attractive two bedroom penthouse property set within a Grade II Listed property. The property benefits from being just a short distance away from the popular Coven village and must be viewed in order to fully appreciate.

The property comprises of communal entrance hall, entrance hall, large entertainment kitchen lounge with dining area, two spacious bedrooms and a stylish bathroom. There is an additional small utility area, allocated parking space and communal grounds.

The Location & Area

Situated on the ever popular Brewood Road in close proximity to sought after schools within the area of Coven and Brewood. Shopping can be found nearby within Brewood and Coven where there is also a fantastic selection of eateries, public houses and restaurants. The M54 and M6 motorways are close by.

Communal Entrance Hall

Doors to various rooms, stairs leading to all floors.

Entrance Hall

Door to front, electric radiator, storage cupboard with plumbing for washing machine, doors to various rooms.

Lounge Kitchen Diner

18' 7" x 15' 5" (5.66m x 4.70m)

Double lengths skylights to front and rear, double glazed sash window to side, solid wood flooring, electric radiator.

Kitchen Diner Area

A range of wall and base units with inset oven, hob and extractor, integrated fridge freezer, dishwasher, space for dining table and chairs, door to entrance hall.

Bedroom One

10' 3" x 10' 6" (3.12m x 3.20m)

Double glazed window to front, central heating radiator, door to entrance hall.

Bedroom Two

9' 1" x 8' 5" (2.77m x 2.57m)

Double glazed window to front, central heating radiator, door to entrance hall.

Bathroom

Skylight, feature oak beams, panelled bath, vanity sink, heated towel rail, low flush toilet, stylish wall and floor tiling

Outside

Allocated parking space and communal grounds.

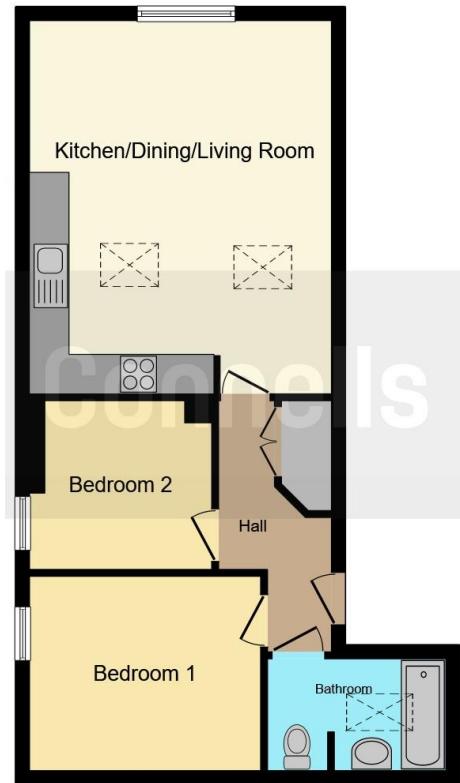
Agents Note

Please note the property is Grade II Listed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C
 Council Tax
 Band: B

Service Charge:
 1875.00

Ground Rent:
 250.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/WVH333197\]\(http://viewthispropertyonline.connells.co.uk/Property/WVH333197\)](http://viewthispropertyonline.connells.co.uk/Property/WVH333197)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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