



## 3 COTSDALE ROAD WOLVERHAMPTON, WV4 5LF

OFFERS IN THE REGION OF £299,950  
FREEHOLD

EXTENDED Three bedroom semi detached home situated in an extremely sought after location with stunning views over the surrounding countryside. The property is in close proximity to Penn Common and has spacious and well appointed accommodation throughout featuring entrance hall, through living/dining room, orangery, kitchen, three bedrooms, family bathroom and an enclosed garden to the rear. Useful double garage and off road parking.



## 3 COTSDALE ROAD

- Extended Semi Detached Home • Stunning Countryside Views • Sought After Location • Close Proximity To Penn Common • Extended Through Living/Dining Room • Double Garage & Off Road Parking



### APPROACH

The property is approached via a driveway providing off road parking for several vehicles.

### ENTRANCE LOBBY

Door to the living room, part glazed door to the hallway.

### RECEPTION HALL

Staircase to the first floor landing, radiator and doors to the kitchen, living room and ground floor w.c.

### GUEST CLOAKROOM

Double glazed obscure window to the front, close coupled w.c and wash hand basin with vanity cupboard.

### SPACIOUS THROUGH LIVING ROOM

Double glazed window to the front, two radiators, double glazed double doors opening to the orangery and an attractive brick fireplace with log burning stove.

### KITCHEN

Double glazed window to the rear, radiator

and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in oven and hob, plumbing for a washing machine and a doorway to the orangery.

### ORANGERY

Double glazed window to the rear, door to the rear garden, radiator and lantern ceiling.

### FIRST FLOOR LANDING

Double glazed obscure window to the side and doors to:

### BEDROOM ONE

Double glazed window to the front and radiator.

### BEDROOM TWO

Double glazed window to the rear and radiator.

### BEDROOM THREE

Double glazed window to the front and radiator.

## BATHROOM

Double glazed obscure window to the rear, radiator, panelled bath, pedestal wash hand basin, shower enclosure and low level w.c.

## REAR GARDEN

To the rear of the property is an enclosed lawned garden.

## DOUBLE GARAGE

Double doors to the front.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

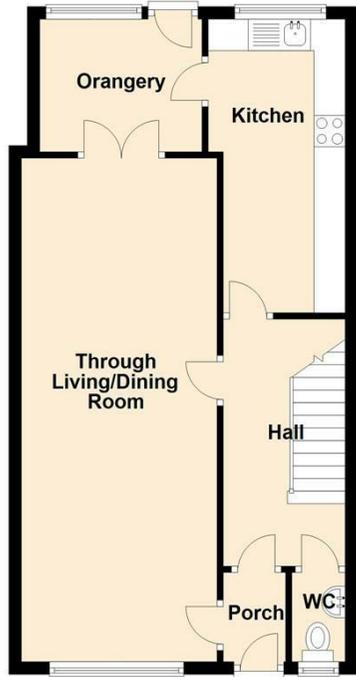
## TENURE Freehold

The property is freehold.

## 3 COTSDALE ROAD



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements