



**Connells**

Moors Drive  
Coven Wolverhampton



### Property Description

Connells Wolverhampton are pleased to present to market this semi detached starter home located in the popular village of Coven. Boasting NO UPWARD CHAIN and offering fantastic potential, this property promises to be the perfect choice for first time buyers. Call Connells today to book your viewing.

Internally the property comprises of entrance hall, lounge and fitted kitchen. Upstairs are two double bedrooms, the second of which feature built-in wardrobes. Meanwhile a family bathroom completes to internally accommodation. Externally the property boasts front and rear gardens, detached garage and parking to side, providing ideal storage space and off road parking facilities.

### The Location & Area

Situated in the ever popular area of Coven which offers fantastic commuting access to the M54 and M6 motorways. There is a number of local shops and public houses within the area of Coven and Brewood village. Main shopping can be found within Telford, Cannock, Wolverhampton and Wednesfields Bentley Bridge retail park. Doctors, dentists and popular schooling can also be found within close proximity.

### Entrance Hall

Double glazed door to front, electric heater, stairs to first floor landing.

### Lounge

14' 8" max x 13' 6" into stairwell ( 4.47m max x 4.11m into stairwell )

Double glazed window to front, electric heater, under stair storage cupboard.

### Kitchen

13' 9" x 9' 9" ( 4.19m x 2.97m )

Two double glazed windows to rear, a range of wall and base units with work surfaces above, stainless steel sink and drainer, gas oven, gas hob, electric heater, double glazed door to rear giving access to the garden.

### First Floor Landing

Loft access with a drop down ladder, airing cupboard, electric heater, doors to various rooms.

### Bedroom One

13' 6" x 8' 2" ( 4.11m x 2.49m )

Two double glazed windows to front, electric heater.

### Bedroom Two

13' 7" into wardrobe x 8' 10" ( 4.14m into wardrobe x 2.69m )

Double glazed window to rear, electric heater, built-in wardrobe.

### Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps and shower over, part tiled walls.

### Outside Front

Lawned area, borders.

### Outside Rear

Patio, lawned, outdoor tap, gated rear access to parking and garage.

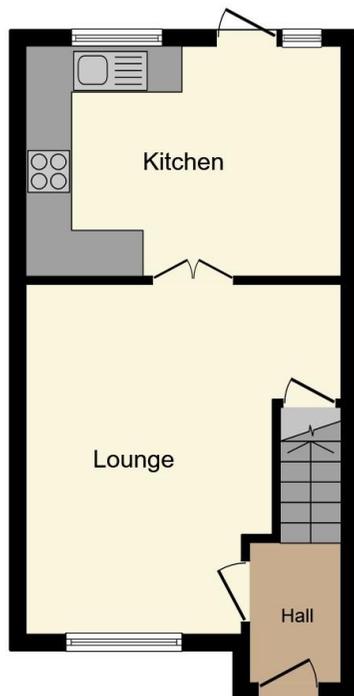
### Garage

Up and over door, off road parking to front of the garage.

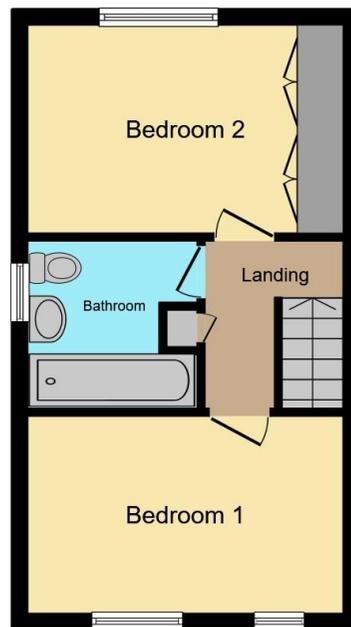




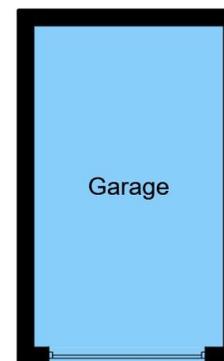




**Ground Floor**



**First Floor**



**Garage**

Total floor area 74.5 m<sup>2</sup> (802 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited  
Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332869](http://connells.co.uk/Property/WVH332869)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH332869 - 0002