



53 Coniston Road, Palmers Cross

An Exceptional Three-Bedroom Family Residence Enjoying A Superb South-Facing Garden, Elegant Contemporary Interiors, Versatile Reception Spaces, Scenic River & Green Space Views, Garage, Driveway Parking And A Highly Desirable Palmers Cross Setting.

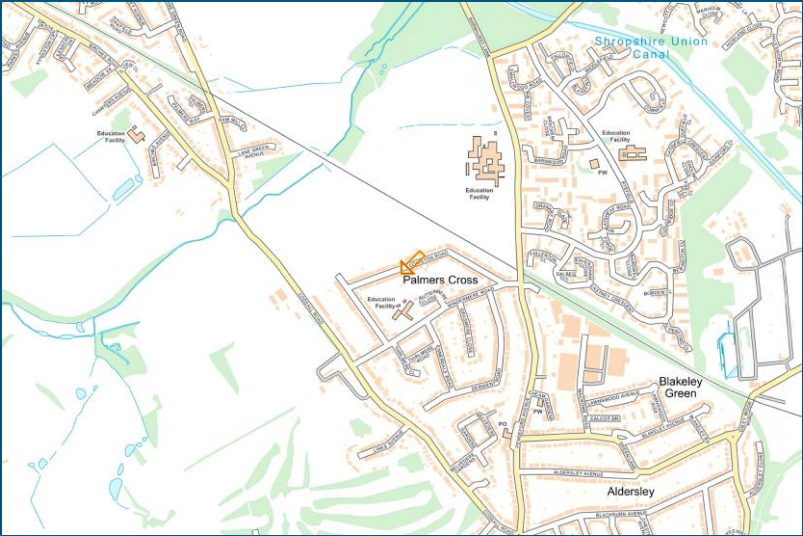
53 Coniston Road, Palmers Cross, Wolverhampton, WV6 9DT
Asking Price: £320,000

Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: D (64) No: 8198-7523-2770-3067-2902
Total Floor Area: 1105sq feet (102.7sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.

Occupying a delightful position within one of the area's most desirable residential locations just off Windermere Road, this beautifully enhanced semi-detached residence enjoys a picturesque setting adjacent to open green space, the River Penk and backs onto the grounds of Palmers Cross Primary School. Combining a peaceful outlook with excellent connectivity to local amenities and commuter routes, the property offers the perfect balance of convenience and tranquillity.

Meticulously remodelled and thoughtfully upgraded by the current owners, 53 Coniston Road displays an exceptional standard throughout. Stylish interiors, high-quality fixtures and fittings, fresh décor and luxurious finishing touches combine to create an impressive family home, ready for immediate occupation. Extending to approximately 1,105sq feet, the well-planned accommodation is both spacious and versatile. A welcoming reception porch opens into an elegant entrance hall, featuring useful storage and an attractive glass balustrade staircase. The principal living accommodation is particularly impressive, comprising a generous through sitting and dining room together with a separate rear living room. Internal double doors allow the spaces to be opened into one superb entertaining area or closed to create more intimate living zones, perfectly suited to modern family life. The stylish fitted kitchen is appointed with a range of integrated appliances and complemented by a useful built-in pantry. Beyond, a practical rear lobby and utility area provide additional space, a guest WC and internal access to the garage. The first floor continues to impress, offering three well-proportioned double bedrooms and a beautifully appointed family bathroom finished to a luxurious standard. Externally, the property is equally appealing. To the front, a block-paved driveway provides ample off-road parking and access to the garage. The substantial south-facing rear garden is a particular highlight, extending to approximately 180 feet in length and providing a superb outdoor environment for family enjoyment, entertaining guests and summer gatherings alike.

Ideally positioned within walking distance of local schools, shops and everyday amenities, whilst remaining only a short drive from the M54 motorway network, this outstanding home is perfectly suited to growing families and professional commuters alike. This is an exceptional opportunity to acquire a beautifully presented home in a highly regarded location, where quality, comfort and lifestyle come together seamlessly.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: PVC double glazed opaque door with matching side windows and laminate flooring. **Entrance Hall:** Internal composite double glazed opaque leaded door, radiator, coved ceiling, recessed ceiling spotlights, laminate flooring and staircase with glass balustrade & built in pull out storage cupboard.

Dining/ Sitting Room: 14'5" (4.43m into bay) x 10'8" (3.32m)

Radiator, wall light points, coved ceiling, laminate flooring and double glazed bay window to front. Internal hardwood glazed double doors lead to: **Living Room: 10'8" (3.32m) x 13'0" (3.98m)**
Radiator, coved ceiling, laminate flooring and double glazed French doors to rear garden.

Kitchen: 7'8" (2.40m) x 9'6" (2.93m)

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards with background lighting, granite effect laminate worktops with stainless steel single drainer sink unit, built in fridge, freezer, twin electric oven & 4-ring electric hob with stainless steel extractor hood, plumbing for dishwasher, built in pantry, radiator, recessed ceiling spotlights, coved ceiling, internal PVC double glazed opaque door to utility and double glazed window to rear.

Utility: 5'7" (1.74m) x 15'9" (4.86m max) x 9'1" (2.78m)

Fitted with a base cupboard, worktop & stainless steel single drainer sink unit, plumbing & recess for both washing machine & tumble dryer, wall mounted gas fired central heating boiler, coved ceiling, recessed ceiling spotlights, extractor fan, tiled flooring, double glazed window to rear and matching PVC double glazed opaque door to garden. **Guest Cloakroom: 6'3" (1.93m) x 2'5" (0.78m)** Fitted with a white suite comprising low level WC, sink unit, recessed ceiling spotlights, coved ceiling, tiled flooring and extractor fan. **Garage: x 16'1" (4.93m) x 8'0" (2.46m)** Worktops, power, lighting and side opening garage doors.

First Floor Landing: Recessed ceiling spotlights, coved ceiling, double glazed opaque window to side and loft hatch with pull down ladder to attic space.

Bedroom One: 12'1" (3.70m) x 10'8" (3.32m max)

Built in triple wardrobes, radiator, coved ceiling and double glazed window to front.

Bedroom Two: x 13'1" (4.02m) x 11'2" (3.42m)

Radiator and double glazed window to rear.

Bedroom Three: 9'6" (2.95m) x 8'1" (2.47m)

Radiator and double glazed window to rear.

Bathroom: 7'1" (2.18m) x 6'5" (2.00m)

Fitted with a smart modern white suite comprising P-Shaped panelled bath with chrome shower spray & separate electric shower unit, vanity unit with storage, recessed WC & glass worktop, chrome heated towel rail, tiled walls & flooring with wall mounted LED mirror, recessed ceiling spotlights, extractor fan and double glazed opaque window to front.

Rear Garden: Measuring at almost 180ft long and enjoying a south facing aspect, the neatly landscaped rear garden includes an L-Shaped paved patio with raised gravelled area, two garden sheds, shaped central lawn, a variety of shrubs & trees, surrounding fencing and exterior power, lighting & water.



IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.













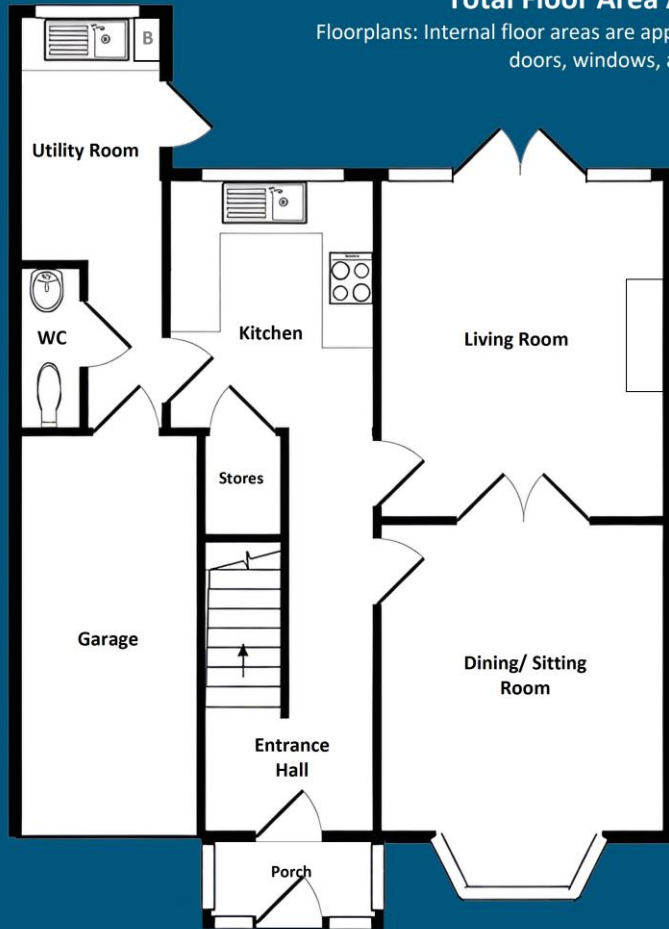




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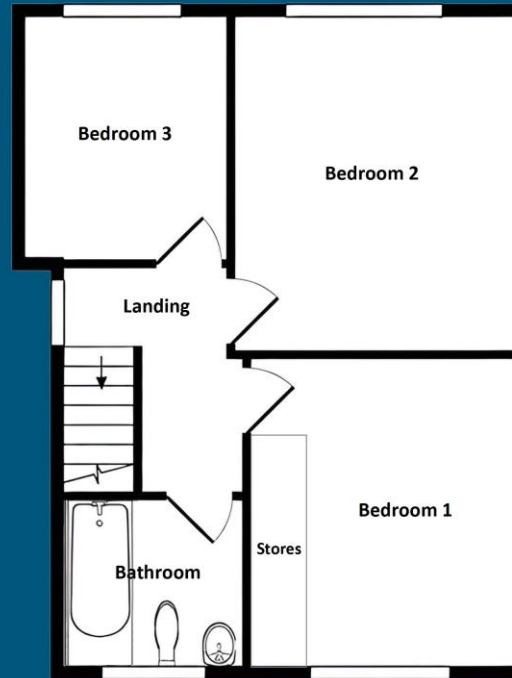
Total Floor Area Approx. 1105sq feet (102.7sq metres)

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



Ground Floor

Approx. 657sq feet (61.0sq metres)



First Floor

Approx.: 448sq feet (41.7sq metres)



THOMAS HARVEY
ESTATE AGENTS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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