



Connells

Ryecroft Cottages Coton Road
Penn Wolverhampton

Ryecroft Cottages Coton Road Penn Wolverhampton WV4 5AS

for sale offers over
£160,000



Property Description

Take a look inside this picturesque cottage, this delightful two bedroom character property sits down the end of a quaint cul-de-sac. Internally the property boasts many character features such as large feature fire place, exposed wooden beams throughout the attic room with far reaching views, a good sized bathroom, off road parking to front, shared side gated access which leads to a delightful and well maintained communal rear garden. This property needs to be viewed in order to fully appreciate this cute and characterful property.

The Location & Area

Set in a cul de sac location at the end of the tree lined Sutherland Road to the south of Wolverhampton City Centre in the Penn area with easy access to Penn Common and Penn Hospital, numerous local shopping facilities and eateries can be found along the nearby Penn Road.

Entrance Porch

Double glazed window to side, double glazed door to front access, double glazed door to lounge.

Lounge

12' 2" x 12' (3.71m x 3.66m)

Double glazed window to front, central heated radiator, access to stairs, under stair storage cupboard, door to kitchen, large feature fire place/ bakery oven.

Kitchen

9' 9" x 6' 2" (2.97m x 1.88m)

Glazed window to rear, door to rear, range of wall and base units with roll top work surfaces, feature sink, gas hob with gas oven, space for washing machine, space for fridge freezer, plumbing for washing machine, door leading to lounge.

First Floor Landing

Spiral staircase, doors to various rooms, door to spiral stairs to Bedroom One.

Bedroom Two

12' 4" x 14' 7" (3.76m x 4.45m)

Double glazed window to front, central heated radiator, fitted wardrobes, storage cupboard, door to landing.

Bedroom One

10' 3" x 12' 7" restricted head height (3.12m x 3.84m restricted head height)

Two Velux skylights, central heated radiator, access to stairs.

Bathroom

Panelled bath with electric shower over, low flush wc, pedestal sink, central heated radiator, double glazed window to rear.

Outside Front

Large gravel driveway as well as planter beds with a range of plants, trees and shrubs, shared side gated access leading to rear garden.

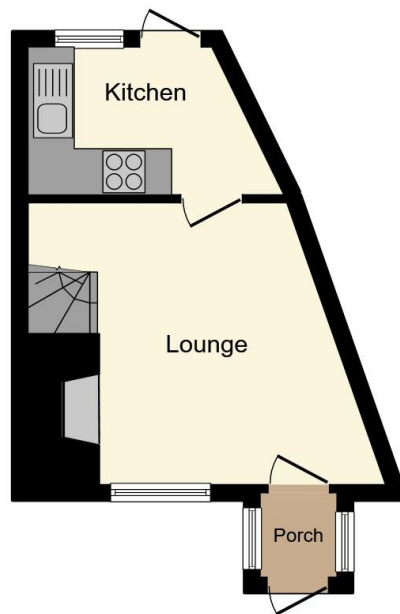
Outside Rear

Shared rear garden with a range of mature plants, trees and shrubs, shared rear gated access.





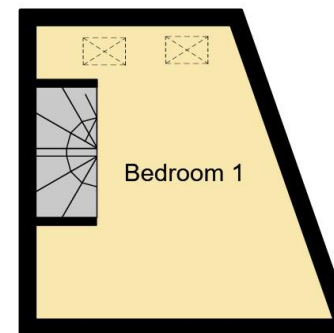




Ground Floor



First Floor



Second Floor

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

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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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Property Ref: WVH333553 - 0003