



Connells

Brewood Road
Coven Wolverhampton

Brewood Road Coven Wolverhampton WV9 5DL

for sale offers in the region of
£450,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this fantastic three bedroom detached family home, situated within the highly desirable village of Coven and has the added benefit of NO ONWARD CHAIN. This family home has the exciting potential to extend over the garage, subject to the necessary permissions, offering future buyers the opportunity to further enhance the accommodation. To the rear, there is a pleasant garden providing an ideal space for families, outdoor dining and relaxation. A superb family home in a highly sought-after location with viewings being highly recommended.

Upon entering the property, you are welcomed by an impressive entrance hallway featuring contemporary glass balustrades which leads to a ground floor guest wc, a spacious lounge, and a stunning modern kitchen diner fitted with integrated Neff appliances. A separate utility room provides additional practicality, while the well-proportioned conservatory enjoys views over the rear garden and benefits from bi-fold doors. To the first floor, the property offers three generously sized double bedrooms, with the main bedroom benefiting from its own en-suite shower room. A stylish and modern family bathroom serves the remaining bedrooms and completes the first floor. Externally, the property enjoys an attractive frontage with a lawned garden and ample off-road parking leading to the double garage.

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.

Approach

Set back from the roadside behind off road parking for several vehicles, access to main accommodation and garage, canopy area and lawned area.

Entrance Hall

Engineered oak flooring, central heating radiator, double glazed window to the front, ceiling light point, stairs rising to the first floor, doors leading to the lounge, kitchen diner and ground floor wc.

Ground Floor Wc

Low flush wc, wash hand basin with storage unit and splashback tiles, ceiling light point, central heating radiator, ceramic floor tiling, double glazed window to the front.

Lounge

18' 2" x 12' 5" (5.54m x 3.78m)

Double glazed window to the front, two central heating radiators, two ceiling light points, wall mounted electric fireplace with fitted shelving, engineered oak flooring, door to the hallway and bi-fold doors to the conservatory.



Kitchen Diner

21' 2" x 10' 9" (6.45m x 3.28m)

Matching wall and base units with plinth lights and integrated appliances such as full length fridge, full length freezer, dishwasher, wine cooler, NEFF microwave oven, NEFF electric fan oven, NEFF warming drawer and kitchen Island with Bosch four ring gas hob with NEFF extractor hood above, inset stainless steel sink and drainer with mixer tap, two vertical radiators, fitted wall and base unit, ceiling spotlights and ceramic floor tiling, UPVC bi-fold door to the conservatory, double glazed window to the rear and split barn style door to the rear garden.

Conservatory

20' 1" x 9' 5" (6.12m x 2.87m)

Vertical radiator, double glazed windows, ceramic floor tiling, two UPVC bi-fold doors to the kitchen diner and lounge and aluminium bi-fold doors to the rear garden.

Utility

9' 9" x 6' 6" (2.97m x 1.98m)

Wall and base units with worktop and inset ceramic Belfast sink with mixer tap, partly tiled walls, wall mounted boiler, ceiling spotlights, double glazed window to the rear, radiator, doors leading to the garage and rear garden. Freestanding freezer, washing machine and dryer to be included with the sale.

First Floor Landing

Double glazed window to the front, glass balustrade, two ceiling light points, central heating radiator and doors leading to all bedrooms and bathroom.

Bedroom One

13' x 10' 10" (3.96m x 3.30m)

Double glazed window to the rear, ceiling light point, radiator and doors to the first floor landing and en-suite shower room.

En-Suite Shower Room

Walk-in shower cubicle with monsoon showerhead and jets, wall mounted hand basin, low flush wc, tiled walls, heated towel rail, ceiling light point, extractor fan and double glazed window to the side.

Bedroom Two

12' 6" x 10' 1" (3.81m x 3.07m)

Double glazed window to the front, central heating radiator, ceiling light point and built-in wardrobe.

Bedroom Three

14' 2" x 7' 10" (4.32m x 2.39m)

Double glazed window to the rear, ceiling light point, central heating radiator and built-in wardrobe.

Bathroom

Freestanding bath and freestanding tap with shower attachment, wall mounted wash hand basin, low flush wc, heated towel rail, ceiling spotlights, extractor fan, tiled walls and a double glazed window to the front.

Garage One

Irregular Shaped Room 20' 9" x 14' 10" (6.32m x 4.52m)

Electric roller shutter door, lighting, loft access, single glazed window to the front, power supply, fitted shelving, tap point, double glazed window to the rear and UPVC door to the rear garden.

Garage Two

16' 3" x 9' (4.95m x 2.74m)

Electric roller shutter door, ceiling light point, car pit, power supply and sliding door to the utility.

Outside Rear

Paved patio with gravel borders, dwarf walling with gravelled section and water feature, flower borders, shrubbery, fruit trees and lawn.









Ground Floor



First Floor

Total floor area 159.1 m² (1,712 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

Connells

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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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Property Ref: WVH335341 - 0003