

35 Moors Drive, Coven, Wolverhampton, WV9 5EJ

BERRIMAN EATON



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A well presented three bedroom semi detached property
close to the centre of a sought after South Staffordshire village.

LOCATION

Moors Drive is situated close to the centre of Coven within easy walking distance of the village centre with its range of local facilities and amenities. Motor communications are excellent with the A449 being within easy reach facilitating fast access to the motorway network via both the M6 and M54 together with quick access to Stafford and Wolverhampton City Centre. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

35 Moors Drive sits behind a driveway laid in tarmacadam with a garage beyond. The accommodation provides for a reception room and kitchen to the ground floor and three bedrooms and a shower room to the first floor. There is a good sized, low maintenance garden to the rear.

ACCOMMODATION

A double glazed, coloured and leaded front door opens into the HALL with a glazed wooden door opening into the LOUNGE with two double glazed windows to the front, an open grate fire set in brick surround, ceiling beam, wiring for wall lights, and a double glazed and leaded door and window to the rear garden. The KITCHEN has a range of units with rolltop working surfaces, with space for a washing machine, under counter fridge and an oven, there is tiled splashback, a stainless steel sink and drainer and double glazed window to the rear garden.

Stairs from the hall rise to the first floor landing with a double glazed and leaded window to the rear. BEDROOM ONE is a good sized double room with a double glazed and leaded window to the front and a walk-in wardrobe. BEDROOM TWO is also a good size with a double glazed, leaded window to the rear, and BEDROOM THREE has coved ceiling and a double glazed and leaded window to the front. The SHOWER ROOM has a tiled shower cubicle, vanity unit with wash basin set in a vanity shelf, WC and cupboards, tiled floor, tiled walls, heated ladder towel rail and a double glazed window.

OUTSIDE

35 Moors Drive sits behind a DRIVEWAY laid in tarmacadam with a shaped front lawn and planted borders. The GARAGE has an electric up and over door, concrete floor, electric light and power and a double glazed courtesy door window to the rear garden.

The REAR GARDEN has a paved patio with a shaped lawn and fencing to the borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows low risk.

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01746 766499
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£235,000

EPC: D

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.

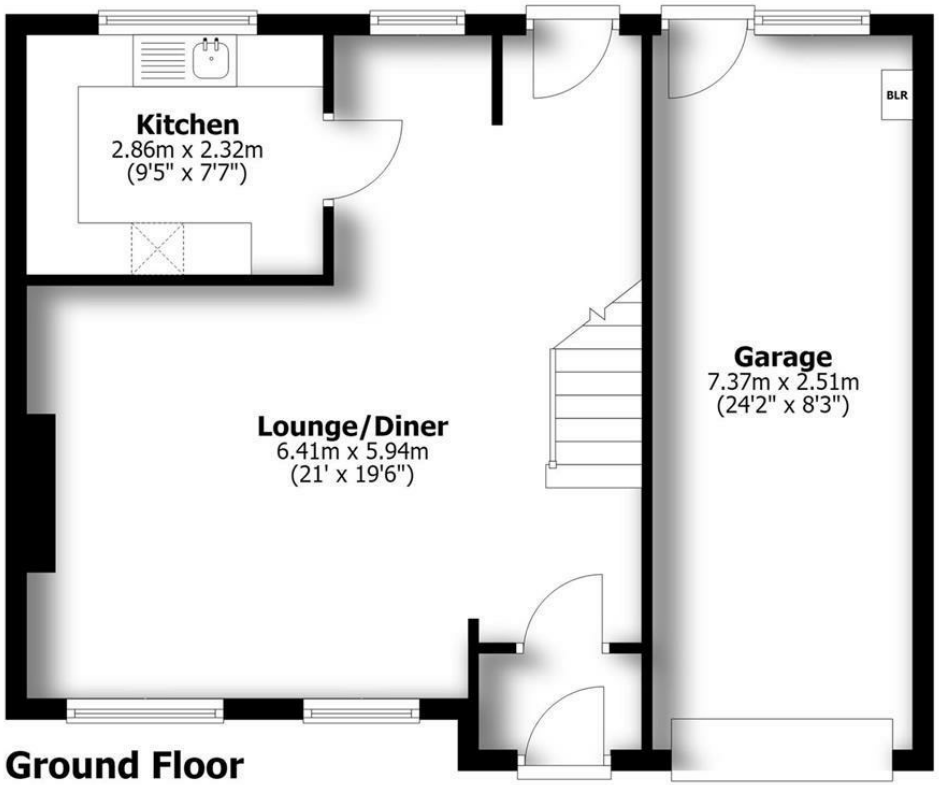




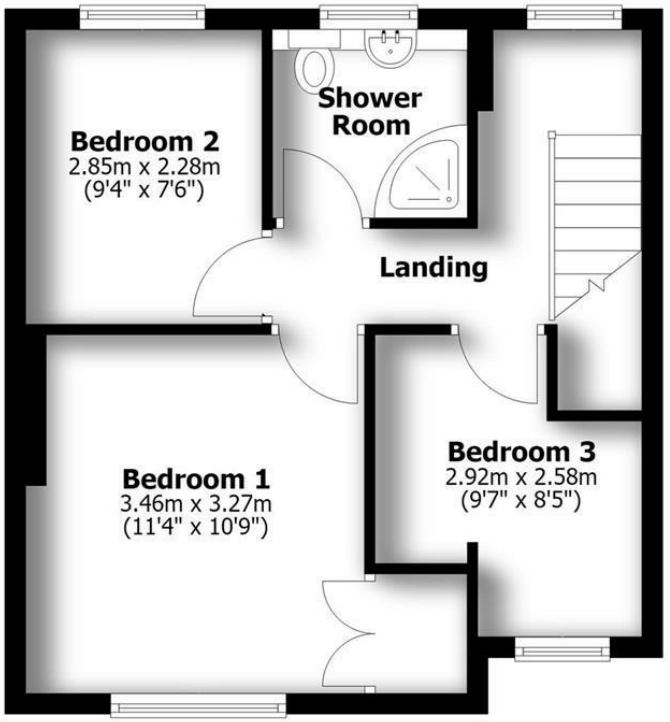

35 MOORS DRIVE
COVEN

HOUSE:	76sq.m.	819sq.ft.
GARAGE:	18.5sq.m.	199sq.ft.
TOTAL:	**94.5sq.m.**	**1018sq.ft.**

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



First Floor







