

15 Penkside, Coven

THOMAS HARVEY
ESTATE AGENTS

A Modern Three Bedroom Two Bathroom Detached Family House, On the Outskirts Of The Popular South Staffordshire Village Known As Coven & Adjacent to Countryside Side & The River Penk!

15 Penkside, Coven, Wolverhampton, WV9 5BL
Asking Price: £375,000

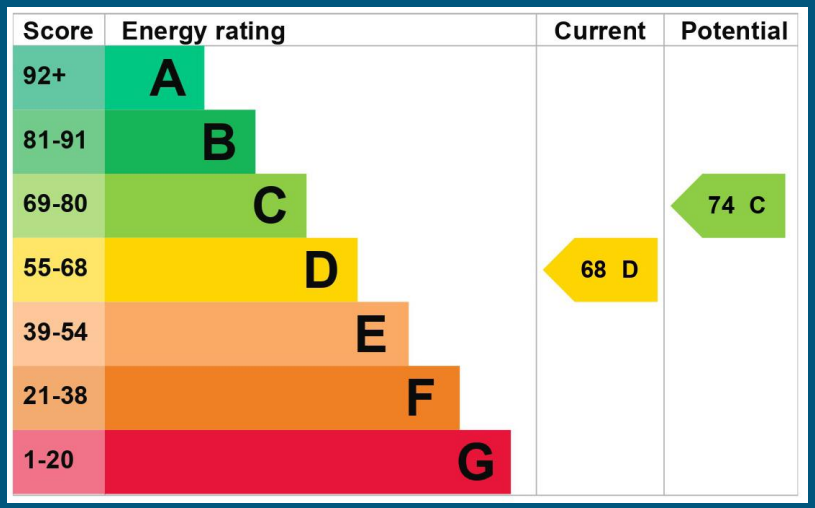
Tenure: Freehold
Council Tax: Band E – South Staffordshire
EPC Rating: D (68) No: 1536-1329-3609-0349-8296
Total Floor Area: 1,097.92sq feet (102.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers have likely coverage outdoor.

Occupying a prime position within an exclusive cul-de-sac on this sought-after modern development, on the edge of the desirable South Staffordshire village of Coven, Penkside is an exceptional example of contemporary family living. Designed to maximise space and practicality, this impressive home stands amongst the finest of its type currently available.

While relatively modern in construction, the property has been significantly enhanced by the current owners, who have invested extensively in creating a stylish and sophisticated interior. Every detail has been carefully considered, resulting in a home that effortlessly combines modern comfort with high-quality finishes throughout. From the tastefully appointed décor and quality flooring to the luxurious bathroom suites, the attention to detail is evident at every turn. Extending to approximately 1,098 sq feet, the well-proportioned accommodation is ideally suited to modern family life. A welcoming entrance hall leads to a contemporary fitted kitchen and a superb full-width living and dining room to the rear, providing an excellent space for both everyday living and entertaining. Complementing the ground floor is a guest cloakroom, utility area and internal access to the integrated garage. The first floor offers three generous bedrooms, including a principal bedroom with stylish en-suite shower room, whilst the remaining bedrooms are served by a beautifully appointed family bathroom. Externally, a double-width driveway provides ample off-road parking and leads to the integrated garage. To the rear, the landscaped south-facing garden has been thoughtfully designed to create a private and tranquil outdoor retreat. Enjoying an abundance of sunshine throughout the day, it provides the perfect setting for relaxation, family enjoyment and al fresco entertaining.

The property enjoys an attractive semi-rural setting with views towards the adjacent countryside and the River Penk, yet remains exceptionally convenient for local amenities. Highly regarded schools, village shops and Coven Playground are all within easy reach, while the development itself benefits from attractive green spaces and cycle routes. Excellent transport connections, including the A449 and M54 motorway, ensure straightforward access to nearby towns, cities and commercial centres.

Presented to an outstanding standard throughout and requiring nothing more than for a new owner to move in and enjoy, this superb home offers a rare opportunity to acquire a beautifully finished property in one of the area's most desirable locations. The accommodation further comprises:





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Entrance Hall: Composite double glazed front door with matching opaque side window, radiator, LVT flooring and staircase to first floor with storage recess below. **Guest WC:** Fitted with a white low level WC & sink unit, radiator, part tiled walls, vinyl flooring and extractor fan. **Garage: 16'3" (4.97m) x 7'8" (2.38m)** 'Up & over' garage door, radiator, wall mounted Valiant gas fired central heating boiler and Utility Area with built in base & wall cupboards, worktop and plumbing for washing machine.

Kitchen: 10'6" (3.24m) x 7'4" (2.26m)
Fitted with a matching suite of cream gloss shaker style units comprising a range of base cupboards, drawers & suspended wall cupboards, wood effect laminate worktops with tiled splashbacks & black composite 1½ drainer sink unit with mixer tap, built in dishwasher, electric oven with combination grill/ oven above & 4-ring gas hob with stainless steel extractor hood over, recess for under counter fridge & freezer, radiator, tiled flooring, double glazed leaded window to front and hardwood double glazed opaque door to side.

Full Width Open Plan Living Room with Dining Area: 22'2" (6.79m) x 9'6" (2.94m)
Granite style fireplace & hearth with gas coal fire, two radiators, coved ceiling and double glazed windows to rear with matching patio doors to garden.

First Floor Landing: Loft hatch and built in airing cupboard housing hot water system

Bedroom One: 15'6" (4.78m) x 11' (3.38m)
Built in double & single wardrobes, radiator and double glazed windows to rear. **Ensuite Shower Room: 6'2" (1.92m) x 5'2" (1.61m)** Fitted with a white suite comprising corner shower with chrome hand held spray, low level WC, pedestal wash hand basin, radiator, tiled walls, extractor fan, tiled effect cushioned flooring and double glazed opaque window to rear.

Bedroom Two: 11'5" (3.52m) x 10'8" (3.30m max)
Radiator and double glazed leaded window to front.

Bedroom Three: 8'5" (2.60m) x 8ft (2.44m)
Radiator, built in wardrobe / cupboard and double glazed leaded window to front

Bathroom: 6'4" (1.97m) x 5'5" (1.68m)
Fitted with a white suite comprising panelled bath with chrome shower unit over, recess WC, vanity unit, chrome heated towel rail, tiled walls, extractor fan, tiled effect vinyl cushioned flooring and double glazed leaded opaque window to side.

Rear Garden: Enjoying a south-west facing aspect and neatly landscaped to create a most charming outdoor setting, the garden includes full width paved patio overlooking the shaped centre lawn, flowering borders with a variety of shrubs & trees, surrounding fencing and dual gated side access.







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.







































Ground Floor

Approx.: 578.0sq feet (53.7sq metres)



First Floor

Approx.: 519.4sq feet (48.3sq metres)







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Total Floor Area: 1,098.0sq feet (102.0sq metres) Approx.

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

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PROPERTY MISDESCRIPTION ACT 1991

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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICLUARS ARE ISSUED.

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