35 Copthorne Road, Penn Fields, Wolverhampton, WV3 0AB

BERRIMAN
EATON

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A well presented four double bedroom family home in a sought after residential location
with extensive ground floor accommodation.

LOCATION

Copthorne Road is a popular street located near to the local shopping amenities afforded by Penn Fields and has convenient access to the more extensive facilities provided by the City Centre itself via the A449 Penn Road. The property itself stands in a delightful plot in a conservation area. Furthermore, the area is well served by schooling in both sectors with the Royal Wolverhampton School being within easy walking distance.

DESCRIPTION

35 Copthorne Road has been well looked after by the current owners and offers well proportioned accommodation over three storeys. There are internal oak doors, gas central heating and double glazing. The property had a single storey extension to the rear in approximately 2010 which has provided a substantial dining kitchen along with a large lounge which has ample space for both seating and dining. There is a further sitting room, a laundry / spice kitchen and a ground floor shower room. There are four double bedrooms and the house bathroom completes the bedroom accommodation.

Externally, there is a garage, driveway, garden and a garden store with electric light and power which could be used for a variety of different purposes according to a buyers need.

ACCOMMODATION

Double glazed double doors open into the HALL with exposed, feature wooden beam, integrated ceiling light, wood laminate flooring with underfloor heating to one end by the door and an understairs store with shelving. The SITTING ROOM has a double glazed bay window to the front, wiring for wall lights and a coal effect gas fire set in a formal surround. The LOUNGE has ample space for both seating and dining with integrated ceiling lighting, wiring for wall lights, a coal effect gas fire set in a formal surround, there is a garden end with under floor heating, glazed roof with fitted ceiling blinds and double glazed windows and doors to the rear garden. The DINING KITCHEN has tiled floor with underfloor heating, ample space for dining with wiring for a wall mounted TV over and a range of gloss fronted wall and base units with granite working surfaces with glass splash back, under counter and over counter lighting along with plinth lighting, there is a range of fitted appliances including a five ring Neff hob with Gorenje filtration unit above, a double Neff oven, microwave and integrated Bosch dishwasher, space for an American style fridge freezer, undermounted double sink with a double glazed window over and a door to the LAUNDRY / SPICE KITCHEN with coordinating units to those in the kitchen, roof light, space for a washing machine, a four ring gas hob with filtration unit above, space for a cooker, under counter lighting, tiled flooring with underfloor heating, an internal door to the garage along with a double glazed door to the garden and a ground floor SHOWER ROOM with a shower cubicle with full body jets, a wash basin with vanity cupboard beneath and mirror over, WC, heated ladder towel rail and tiled flooring.

A staircase with wooden balustrading rises to the first floor landing with a double glazed window to the side. There are TWO DOUBLE BEDROOMS with a range of fitted furniture including wardrobes with plinth lighting, drawers and kneehole dressing tables. BEDROOM THREE is also double in size and the BATHROOM has a corner bath with hand held shower attachment, a shower cubicle, wash basin with vanity cupboards beneath, WC, a cupboard housing the Worcester Bosch boiler, heated ladder towel rail, underfloor heating and a double glazed window.

A further staircase rises to the upper floor landing with a roof light and storage cupboards in the eaves. BEDROOM FOUR is a good size double room under eaves with exposed beams, fitted wardrobes and two roof lights.

OUTSIDE

The property sits behind a DRIVEWAY laid in imprinted concrete with a low rise boundary wall, there is external lighting and plinth lighting. Double doors open into the GARAGE with electric light and power, wood laminate flooring and an internal door to the spice kitchen.

The REAR GARDEN has a large decked terrace with external lighting, external cold water supply and steps lead down to a shaped lawn with a second terrace with electrical point to the rear of the garden and a WORKSHOP with an up and over door, electric light and power which could be used for a number of different purposes according to buyers requirements.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
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 very low risk.

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www.berrimaneaton.co.uk

Offers Around
£425,000

EPC: C

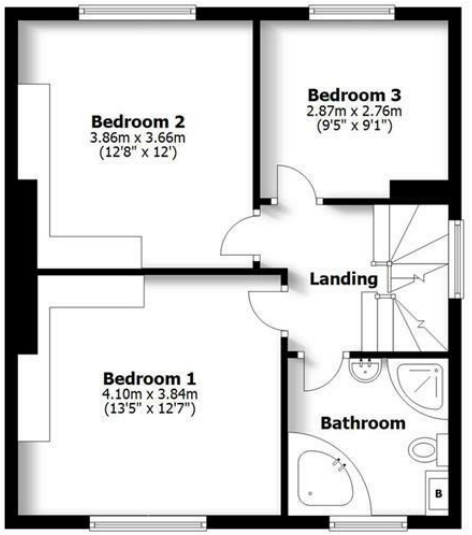
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

35 COPTHORNE ROAD
PENN FIELDS

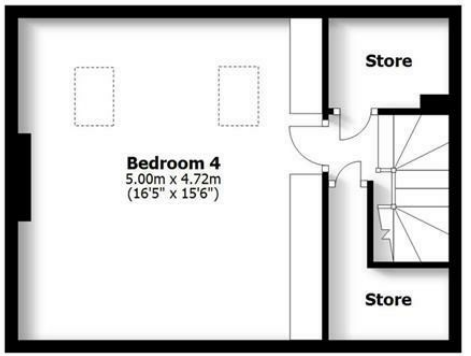
HOUSE:	172.8sq.m.	1860sq.ft.
GARDEN STORE:	26.3sq.m.	284sq.ft.
TOTAL:	**199.1sq.m.**	**2144sq.ft.**

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



Second Floor