



4 Pentside, Coven

A Modern Four 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!

4 Penside, Coven, Wolverhampton, WV9 5BL

Asking Price: £525,000

Tenure: Freehold

Council Tax: Band F – South Staffordshire

EPC Rating: C (69) No: 5036-1425-0600-0402-2292

Total Floor Area: 1,816.8sq feet (168.8sq metres) Approx.

No Upward Chain

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 four main providers have likely coverage outdoor.

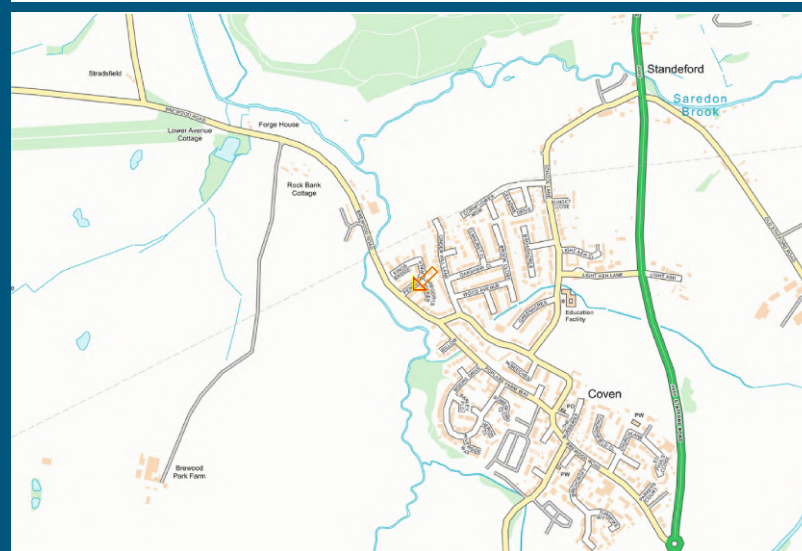
Occupying a choice & prominent position on this modern development on the outskirts of the favoured South Staffordshire Village known as Coven, Penside has been constructed to a well-planned design and utilising the maximum space, undoubtedly one of the finest examples of its type listed on the market.

Although a modern construction, the current owners have restyled the accommodation, with no expense spared to provide a smart interior with a number of high quality fittings throughout. Internal inspection will reveal the attention to detail the property offers, in creating such a first class modern family home. A number of features include neutral décor throughout, quality carpets & flooring, luxury bathrooms, a smart breakfast kitchen and a sympathetically landscaped south facing rear garden.

Measuring at approx. 1,816.8sq feet, the accommodation includes entrance hall with guest cloakroom and stairs to the first floor, home office/ playroom, charming living room at rear, separate dining room and an open breakfast kitchen, fitted with a matching suite of limed oak style units. Adjacent is a useful utility room with side access to the rear garden. On the first floor, the galleried landing leads to four double bedrooms and both the family bathroom & master ensuite shower room, are fitted with smart white suites. At the front of the house, there is a screened driveway providing ample off road parking and with the benefit of a detached double garage with remote controlled door. The enclosed rear garden, not only enjoys a south facing aspect but has been landscaped to create a most delightful setting with views across to the neighbouring countryside & River Penk.

Although enjoying a rural aspect, Penside is still within easy access of the majority of amenities including popular schools in both sectors, local shops and having Coven Playground within easy walking distance. The development is also well equipped with open green space, cycle paths and only minutes to the A449 & M54 motorway providing a convenient commute to nearby towns & cities. Ideal for buyers requiring a property ready to just move into and offered with No Upward Chain, the accommodation further comprises:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: Composite double glazed opaque door with matching side window, covered radiator and L-Shaped staircase to first floor with built in cloaks cupboard below. **Guest Cloakroom:** Fitted with a white suite comprising low level WC, vanity unit, radiator and double glazed leaded opaque window to front.

Study: 8'8" (2.64m) x 6'6" (1.97m)

Radiator and double glazed leaded window to front.

Living Room: 17'9" (5.42m) x 12'8" (3.85m)

Marble fireplace & hearth with coal effect electric fire, two covered radiators, wall light points, coved ceiling and double glazed French doors to rear garden.

Dining Room: 11'8" (3.55m) x 10'6" (3.20m)

Radiator, coved ceiling and double glazed leaded window to front.

Breakfast Kitchen: 16'2" (4.94m) x 11'8" (3.56m)

Fitted with a matching suite of limed oak style units comprising a range of base cupboards, drawers & coved suspended wall cupboards, laminate worktops with stainless steel 1½ drainer sink unit including mixer tap, 4-ring gas hob with extractor hood over, built in Bosch electric fan oven, fridge & freezer, plumbing for dishwasher, two radiators, double glazed window to rear with matching double doors and an open archway to: **Utility: 6'11" (2.11m) x 6'5" (1.95m)** Built in base cupboards to match the kitchen with full width worktop & stainless steel single drainer sink unit, plumbing for washing machine, wall mounted gas fired Worcester central heating boiler, extractor fan and hardwood double glazed opaque door to side with PVC double glazed window.

First Floor Galleried Landing: Radiator, built in cupboard housing hot water tank and loft hatch.

Bedroom One: 15'3" (4.64m) x 13ft (3.97m)

Built in full height triple mirrored wardrobes, radiator and double glazed window to rear.

Ensuite: 9'4" (2.84m) x 6'2" (1.89m) Fitted with a smart white suite comprising double shower with chrome overhead rainfall shower & handheld spray, full width vanity unit with storage & recessed WC, radiator, mirrored wall cabinet with lighting, tiled walls & flooring, extractor fan and double glazed opaque window to rear.

Bedroom Two: 11'7" (3.54m) x 9'8" (2.95m)

Built in full height double mirrored wardrobe, radiator and double glazed window to rear.

Bedroom Three: 10'2" (3.10m) x 9'11" (3.02m)

Radiator, built in cupboard/ wardrobe and double glazed leaded window to side.

Bedroom Four: 9'8" (2.94m) x 9'4" (2.85m)

Radiator and double glazed leaded window to front.

Bathroom: 9'4" (2.85m) x 6'3" (1.90m)

Fitted with a white suite comprising panelled bath with handheld shower spray & side screen, low level WC, bidet, pedestal wash hand basin, radiator, part tiled walls, extractor fan and double glazed leaded opaque window to front.

Detached Double Garage: 17'2" (5.23m) x 17'1" (5.21m)

Remote controlled roller garage door, power, lighting, loft hatch to attic/ storage space and PVC door to side.

Rear Garden: Neatly landscaped to provide a pleasant outlook and enjoying a south facing aspect, the garden includes a full width paved patio overlooking the shaped centre lawn, fully stocked flowering borders with a variety of shrubs & trees, surrounding fencing, rear hedging, exterior water, gated side entry and summer house.



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.









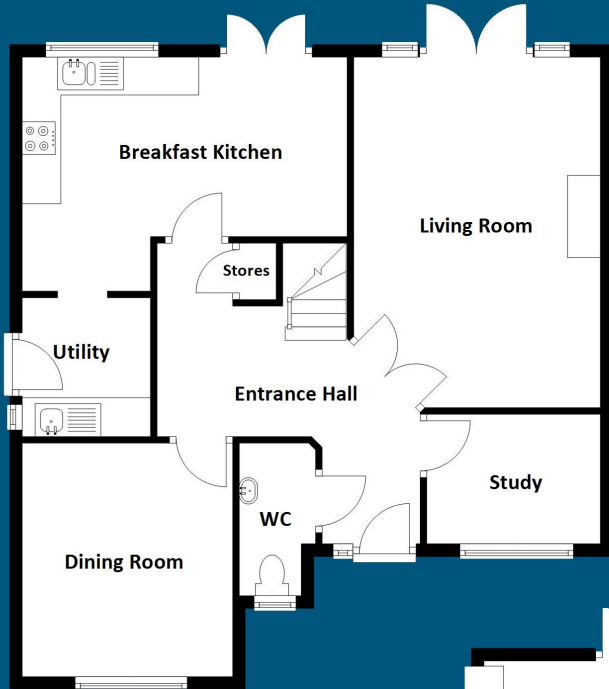






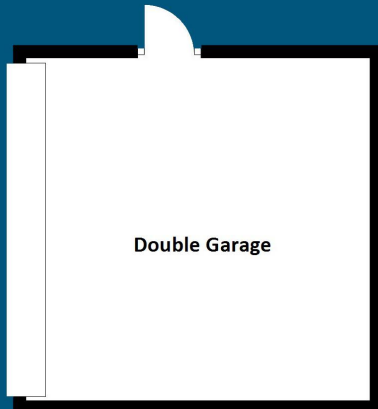
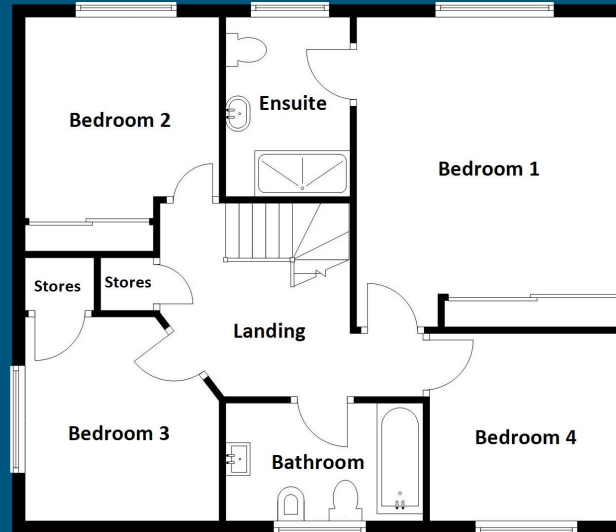
Ground Floor

Approx.: 1,071.9sq feet
(99.6sq metres)



First Floor

Approx.: 744.9sq feet
(69.2sq metres)



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**Total Floor Area: 1,816.8sq feet
(168.8sq 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



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.

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