



**Connells**  
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**FOR SALE**



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton Branch in Wolverhampton is delighted to bring to the market this pleasantly presented and modern two bedroom end-terraced home in the ever desirable village of Coven. This property is situated in a cul-de-sac location and externally offers off road parking to front.

Internally the property comprises an entrance hallway with an open plan kitchen with access to a ground floor wc, access to a well appointed lounge and conservatory. Heading upstairs you will find two generously sized bedrooms and a family bathroom.

Externally to the rear there is a generously sized rear garden with entertainment patio area.

Viewings are highly recommended to appreciate the accommodation on offer and would be suitable for first time buyers, investors or those seeking to downsize, call the Connells branch today to book your viewing.

## Location And Area

Situated just off Brewood Road which offers fantastic access to Brewood and Coven villages with a wonderful selection. The M54 and M6 motorways are also conveniently located within this area. Coven is ideal for local shopping within Telford, Penkridge, Cannock and Wolverhampton.

## Approach

Set back from the road side in a cul-de-sac location behind off road parking and access to the main accommodation and side gate.

## Entrance Hall

Ceiling light point, radiator, storage cupboard, doors to ground floor wc, access to the kitchen and further door to the lounge.

## Ground Floor Wc

Low flush wc, radiator, wall mounted wash hand basins, double glazed window to front, ceiling light point.

## Kitchen

9' 4" x 6' 2" ( 2.84m x 1.88m )  
Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated electric oven and microwave, plumbing point for washing machine, electric hob with extractor hood above, engineered wood flooring, wall mounted boiler, double glazed window to front, ceiling light point.

## Lounge

14' 6" x 12' 6" ( 4.42m x 3.81m )  
Media wall with inset electric fire place, radiator, stairs to first floor, ceiling light point, floor to hallway, doors to conservatory.

## Conservatory

10' 5" x 9' ( 3.17m x 2.74m )

Double glazed windows, French doors to rear garden, ceiling light point, door to lounge.

## First Floor Landing

Storage cupboard, loft access, ceiling light point, doors to both bedrooms and bathroom.

## Bedroom One

12' 6" max x 8' 6" max ( 3.81m max x 2.59m max )

Two double glazed windows to front, radiator, ceiling light point.

## Bedroom Two

9' 5" x 8' 4" ( 2.87m x 2.54m )

Double glazed window to rear, radiator, ceiling light point, built in wardrobe.

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, ceiling light point, extractor fan, partly tiled walls, double glazed window to side.

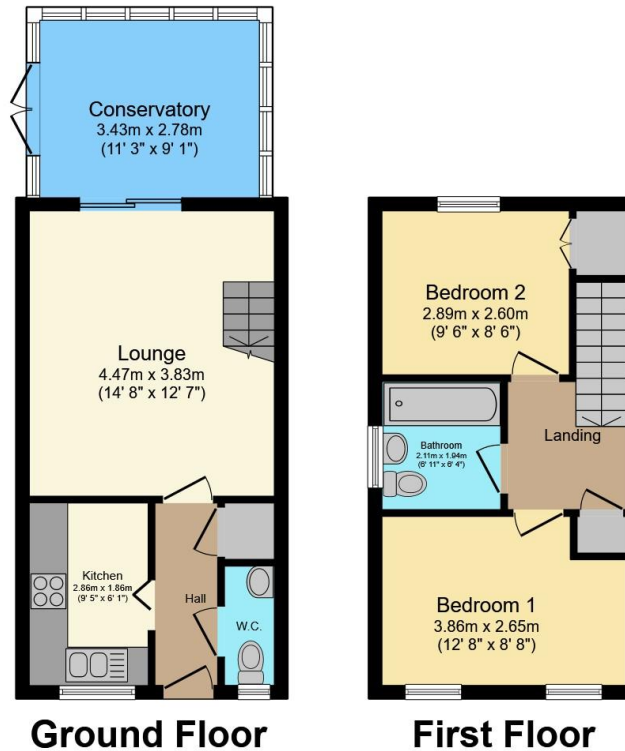
## Outside Rear

Paved patio area with lawn, timber shed, side gate.









Total floor area 67.1 m<sup>2</sup> (723 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333132](http://connells.co.uk/Property/WVH333132)**



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