



**Connells**

Laches Lane  
Coven Wolverhampton



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this deceptively spacious four bedroom detached cottage which has been the family home for 28 years and still has many original characteristics and cosy features, yet can still add value with modernisations or extension possibilities (subject to relevant permissions). This family residence also boasts a sizeable rear garden backing onto a picturesque canal side and horse fields to the front. Viewings are highly recommended. Call the Connells Wolverhampton branch today.

As you step inside you are greeted with a fitted kitchen and log burner where you can also sit and enjoy the breakfast area. Situated off the kitchen is a potential office, a ground floor bathroom and utility. Following the steps will bring you into a cosy lounge with additional multi fuel log burner, the perfect area to relax. Double barn style doors take you into a spacious dining room with an adjoining ground floor fourth bedroom with versatile use to suit the family's needs. Heading upstairs you'll find three generously sized bedrooms which overlooks the beautifully presented rear garden. The first floor is completed by having a bathroom just off the main bedroom. Outside to the front with its own dedicated entrance and gravelled driveway for parking several vehicles, a storage area, front garden and the rear garden.

## The Location & Area

Situated on a lane which has no through road and is mainly used by residents and visitors. Situated between Wolverhampton and Stafford, locally you are nearby Coven Village, Brewood, Wolverhampton City Centre and a short walk away from The Anchor pub and school bus routes to Brewood and Penkridge, where the schools also offer after school provision. Transport links such the M54, M6 and M6 toll road is a short commute away for those needing to travel.

## Approach

Set back from a country lane with its own dedicated entrance and gravelled driveway with access to a front garden area, side gate to the rear garden and door to the main accommodation.

## Kitchen

31' 2" max x 9' 9" ( 9.50m max x 2.97m )

Matching wall and base units, one and half sink and drainer with mixer tap, double glazed windows, ceiling light points, built in log burner (unconnected), radiator, door to front driveway, storage with single glazed window, access to ground floor bathroom.

## Lounge

20' 2" max x 12' 7" max ( 6.15m max x 3.84m max )

Double glazed window, multi fuel log burner, door to garden, storage beneath the stairs, radiator, double doors into a dining room, door to the stairs rising to the first floor and steps down to the kitchen.

## Dining Room

12' 9" x 12' ( 3.89m x 3.66m )

Three wall lights, double glazed window, radiator, double doors to the lounge and door into ground floor fourth bedroom or office.

## Study/ Bedroom Four

12' 10" x 10' 2" ( 3.91m x 3.10m )

Double glazed window, four wall lights and radiator.

## Ground Floor Bathroom

Panelled bath, low flush wc, wash hand basin, partly tiled walls, ceiling light points and single glazed window.

## Utility

Wall mounted boiler, plumbing point for washing machine and single glazed window.

## Office

11' 3" x 6' 5" ( 3.43m x 1.96m )

Double glazed windows, radiator, ceiling light point and storage.

## First Floor Landing

Loft access and doors to all bedrooms and ceiling light point.

## Bedroom One

13' 1" x 11' 10" ( 3.99m x 3.61m )

Double glazed window, radiator, ceiling light point.

## Bedroom Two

13' 2" max x 12' max ( 4.01m max x 3.66m max )

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

## Bedroom Three

8' 8" x 7' ( 2.64m x 2.13m )

Double glazed window, radiator and ceiling light point.

## Shower Room

Walk-in shower cubicle, low flush wc, wash hand basin, radiator, window to side, ceiling spotlights, heated towel rail and storage area.

## Outside Rear

Paved patio area, fruit and vegetable area, mature trees, 3m x 2m timber shed, further shed, wood store, wildlife garden area, outside tap, canal side garden with potential boat mooring, small pond and secret path.

## Outside Front

Gravelled flower borders, artificial lawn.

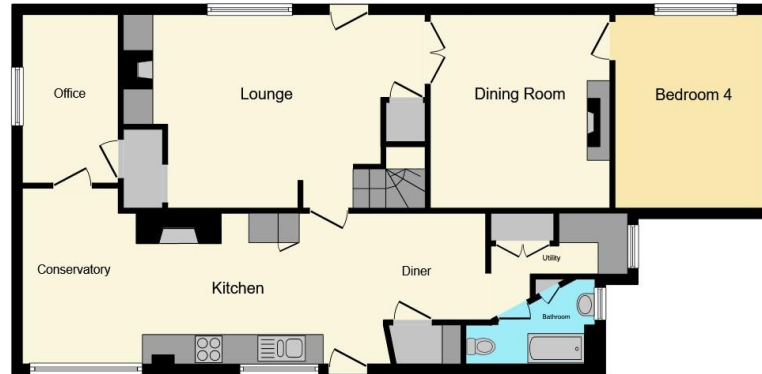
## Agents Note

Whilst there is potential for further extension on all aspects, subject to relevant permissions, the vendor has made us aware of a covenant restricting any additional building on the south facing aspect only. Please call the office for further details.









**Ground Floor**



**First Floor**

Total floor area 150.4 m<sup>2</sup> (1,619 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)



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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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