



£250,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💰 COUNCIL TAX BAND: **C**

## Coven Wolverhampton

Broad Acres Coven  
Wolverhampton West Midlands



***Rare as hens' teeth!! This great opportunity for the retiring purchase is located at the head of this delightful cul de sac in the sought after village of Coven.***

With local shops and amenities close to hand and being convenient for the M54 & M6 motorways you'd have everything on your doorstep. With vacant possession and no upward chain this well presented semi detached bungalow has two bedrooms and a refitted bathroom, lounge diner, kitchen and utility, private rear garden, carport garage and a driveway provide off road parking. Sure to be popular so book your viewing early!

- Great Opportunity For Retiring Purchaser
- Semi Detached Bungalow
- Two Bedrooms & Refitted Bathroom
- Lounge Diner & Kitchen
- Carport, Garage & Utility
- Good Size Front & Rear Gardens

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Entrance Hall

Being accessed through a double glazed entrance door and having access to loft space.

## Living Room 17' 11" x 10' 11" (5.47m x 3.34m)

Having an inset gas fire set within a decorative surround, coving, dado rail, radiator and double glazed sliding patio door giving views and access to the rear garden.

## Kitchen 8' 1" x 7' 11" (2.46m x 2.41m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit with chrome mixer tap. Cooker space, space for a slimline dishwasher, laminate floor, part tiled walls, double glazed window window to the rear elevation and double glazed door leading to the side passage.

## Bedroom One 12' 1" x 9' 9" (3.68m x 2.97m)

Having coving, radiator and double glazed window to the front elevation.



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## **Bedroom Two** 9' 9" x 8' 1" (2.96m x 2.46m)

Having a radiator and double glazed window to the front elevation.

## **Refitted Bathroom** 7' 3" x 5' 5" (2.22m x 1.66m)

Having a suite comprising of a panelled bath with an electric shower over, vanity wash hand basin with cupboard beneath and low level WC. Tiled walls, tiled floor, useful storage cupboard chrome towel radiator and double glazed window to the side elevation.

## **Outside - Front**

There is a generous sized lawned front gardens with an array of plants and shrubs. A paved drive provides off road parking and leads to:

## **Carport**

Which leads to:

## **Garage** 14' 10" x 8' 11" (4.53m x 2.73m)

Having an up and over door to the front elevation and a door leading to:

## **Utility Room** 8' 9" x 3' 4" (2.67m x 1.02m)

Having fitted work surfaces with appliance space beneath, part tiled walls and window to the side elevation.

## **Side Passage**

Having external doors to both the front and rear elevations, tiled floor and internal door to the garage and further door to the kitchen.

## **Outside - Rear**

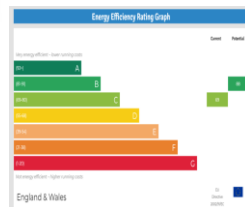
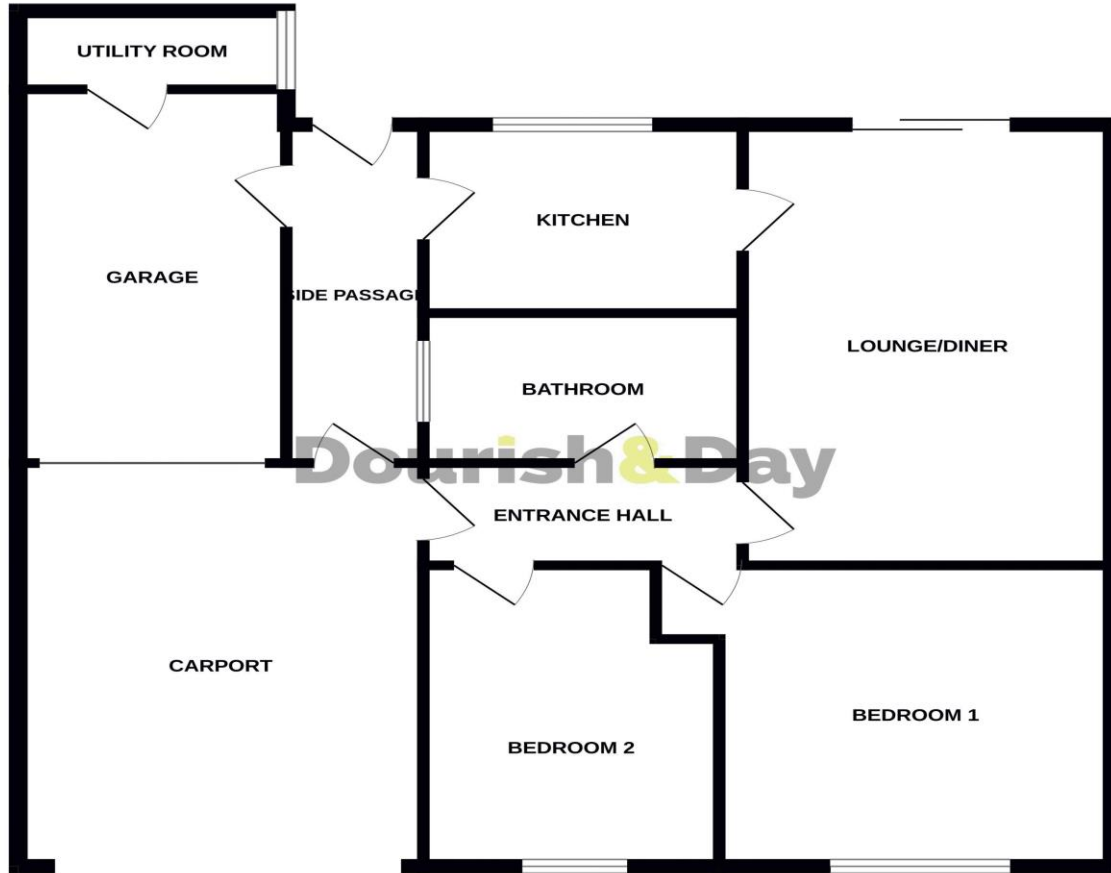
The attractive, private and pleasant rear garden includes a paved patio seating area overlooking the remainder of the garden being mainly laid to lawn with a variety of beds with plants and shrubs and being enclosed by panel fencing.

## **Agents Note**

Note: We understand that probate has been granted.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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