



£139,950

🔑 TENURE: **Leasehold** 📊 EPC RATING: **C** 💰 COUNCIL TAX BAND: **A**

Coven Wolverhampton

Heron Close Coven
Wolverhampton West Midlands



This wonderful 2 bedroom 1st floor flat located in a QUIET CUL DE SAC, within walking distance of the heart of COVEN. Set in a sought after village within striking distance of Wolverhampton, Penkridge, Telford & Stafford with great links to the M6 this would make a superb property for a professional single or couple.

Accommodation comprises entrance hall, living room, modern kitchen, double bedroom with wardrobes, further single bedroom and bathroom. Externally the property benefits from single parking space and low maintenance rear garden.

- Ideal First Purchase
- Perfectly Positioned for Village Centre & Amenities
- Superb Commuter Links
- Double Glazing, Gas Central Heating
- Two Bedrooms & Refitted Bathroom
- Rare Garden Space & Designated Parking

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hallway

Upvc door opens to hallway with stairs rising to first floor.

Living Room 14' 6" x 14' 11" (4.43m x 4.55m)

Two double glazed windows to front providing a light and bright space, central heating radiator, attractive fireplace surround, wooden panelling to dado rail, storage cupboard and door off to.

Kitchen 7' 1" x 8' 11" (2.15m x 2.73m)

With a range of wall and base units with working surfaces over and inset sink, space for fridge freezer, electric oven with gas hob and extractor and space washing machine. Double glazed window to rear and central heating radiator.

Inner Hallway

With doors off to.

Bedroom One 9' 5" x 11' 3" (2.88m x 3.43m)

With triple built in mirror fronted wardrobe, central heating radiator, double glazed window to rear.



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Bedroom Two 6' 0" x 9' 3" (1.84m x 2.83m)

With double glazed window to rear and central heating radiator.

Refitted Bathroom

With suite comprising panel bath with shower over, pedestal wash hand basin, WC, central heating radiator and bathroom cabinet. Door to storage cupboard.

Externally

The property sits in a quiet cul de sac location close to the centre of the village and benefits from 1 parking space and low maintenance garden to rear with drying area.



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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

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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