



Shared Ownership
35% £94,500

TENURE: Leasehold **EPC RATING: B** **COUNCIL TAX BAND: C**

Coven Wolverhampton

Campion Close Coven
Wolverhampton West Midlands



Located on Covens' most recent prime new build development offering ever popular shared ownership opportunities. Dourish & Day are proud to offer this modern property giving you the opportunity to purchase with a 35% share available. These exceptional starter homes are located in the sought after village of Coven. Nestled in a delightful cul-de-sac with countryside fields and easy walking distance to an array of amenities the village centre has to offer.

The property has an entrance which leads to the sitting room, a guest WC and cloaks storage cupboard, contemporary smart kitchen diner/open plan living space, three bedrooms with a master ensuite and a contemporary family bathroom. Externally there's an enclosed rear garden and a driveway providing off road parking to the front.

- 35% Shared Ownership/Affordable Housing
- Ideal Starter Home For First Time Buyers
- Three Bedrooms & Master En-suite
- Family Bathroom & Guest WC
- Contemporary Modern Open-Plan Living
- Convenient Location Handy For Countryside

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 Hallway

Inviting & spacious entrance hall with door to spacious storage cupboard, laminate flooring, radiator, turned staircase rising to the First Floor Landing & accommodation, double glazed door to front elevation, internal doors off, providing access to;

Guest WC

Fitted with a low-level WC & wash hand basin. There is tiled splashbacks, radiator, double glazed window to front elevation.

Sitting Room 12' 6" x 7' 11" (3.81m x 2.42m)

A dual aspect room having double glazed windows to both front & side elevations, and radiator.

Kitchen & Family Living Space 18' 0" x 16' 5" (5.48m x 5.0m)

The kitchen area is fitted with a modern contemporary styled range of matching wall, base & drawer units with work surfaces & matching splashback upstands above incorporating an inset sink with chrome mixer tap. Appliances include a fitted oven, hob & extractor hood over with space(s) available for additional kitchen appliance(s). There is laminate flooring, space to accommodate a dining table & chairs, radiator, and double glazed window & French doors to the rear elevation.



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

First Floor Landing

Having an access point to the loft space, and internal doors off to all Bedrooms & Bathroom.

Bedroom One 11' 5" x 8' 11" (3.49m x 2.73m)

A double bedroom, having a radiator, double glazed window to front elevation, internal door to En-suite.



En-suite (Bedroom One) 6' 6" x 6' 0" (1.99m x 1.84m)

Fitted with a suite comprising of a tiled shower cubicle housing an electric shower, pedestal wash hand basin with chrome mixer tap & low-level WC. There is ceramic splashback tiling to the walls, radiator, vinyl flooring, double glazed window to front elevation.



Bedroom Two 14' 6" x 8' 2" (4.42m x 2.48m)

With a radiator & double glazed window to rear elevation.

Bedroom Three 13' 7" x 9' 5" (4.14m x 2.88m)

With a radiator & double glazed window to front elevation.



Bathroom 8' 8" x 6' 3" (2.64m x 1.91m)

Fitted with a white suite comprising; low-level WC, pedestal wash hand basin with chrome mixer tap & panelled bath with chrome mixer tap. There is ceramic splashback tiling to the walls, vinyl flooring & radiator.

Outside Front

There is a driveway with off-road parking.

Outside Rear

With a paved patio, majority laid to lawn, slate & gravelled areas, and enclosed by panelled fencing.

Rent & Service Charge

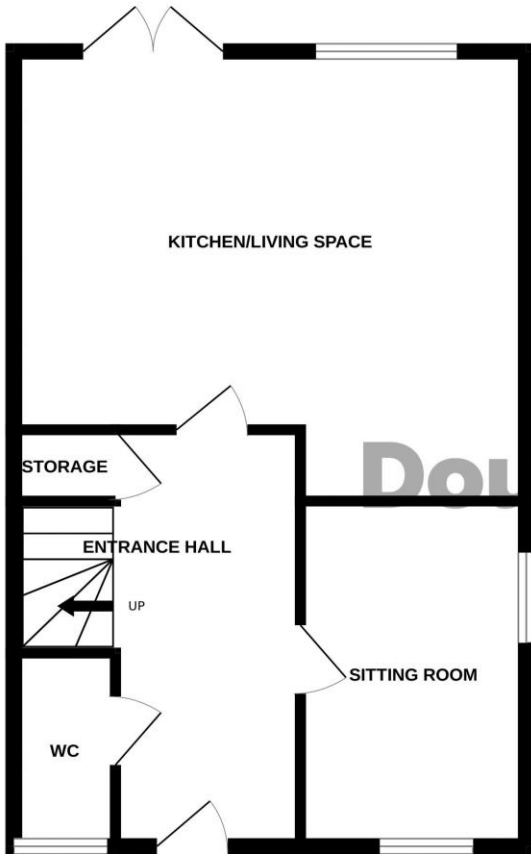
Rent is payable on the remaining share retained by Homes Plus part of The Housing Plus Group at £456.50. There is also a service charge fee of £21.50 per calendar month. This amount is payable, regardless of the % share purchased. Shared ownership insurance charge £8.33 pcm, Admin charge £2.36 pcm, Total PCM £488.6g.



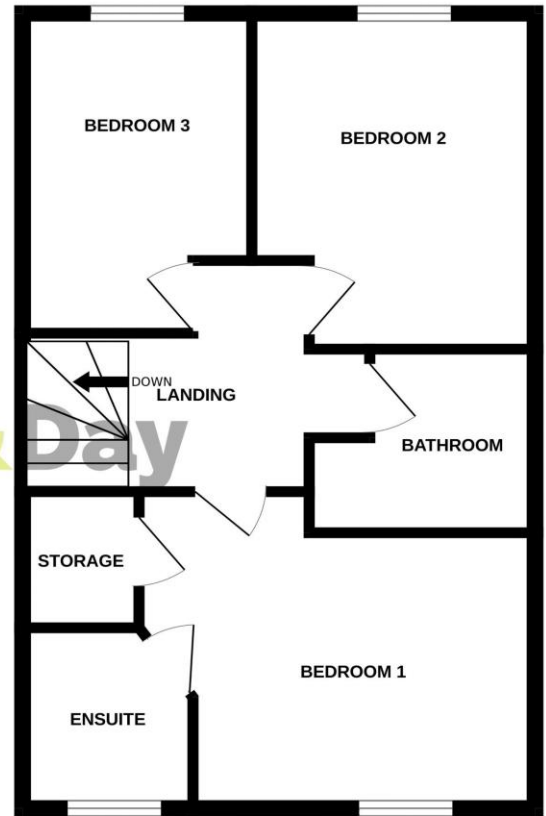
Tenure

Tenure- Leasehold. Ground Rent & Service Charges Apply.

GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			GG
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			EU Directive 2002/91/EC

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.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk