



£295,000

KEY TENURE: **Freehold**

EPC RATING: **C**

£ COUNCIL TAX BAND: **C**

## Coven Wolverhampton

Brook Close Coven  
Wolverhampton West Midlands



***Ever thought what stepping into Dr Who's Tardis feels like? Then look no further! This property may look like a typical semi-detached family home from the outside but step inside to this extended family home and you will be blown away!***

Internally comprising of an entrance hall, with a living room & separate dining room, kitchen, utility, guest WC. To the first floor you will find four bedrooms and a family bathroom. Externally the property has ample off road parking and a private rear garden. But that's not all.. the property is located in the highly desirable village of Coven. We are expecting this to get a lot of attention so act quick and give us a call to book in your viewing appointment today!

- Well Presented Semi Detached
- Deceptively Spacious Accommodation
- Four Bedrooms & Family Bathroom
- Living Room & Extended Dining Room
- Extended Kitchen & Utility
- Great For Commuting & Local Shops

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

Accessed through a double glazed entrance door to the side elevation, and having tiled flooring, stairs off, rising to the first floor landing & accomodation, and internal doors off, providing access to;

## Living Room 15' 11" x 10' 2" (4.84m x 3.09m)

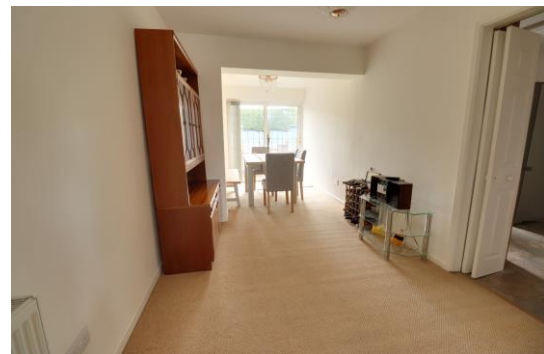
A spacious & bright dual-aspect reception room, featuring an inset living flame gas fire set within a decorative surround, radiator, double glazed windows to both the front & side elevations, and internal door to;

## Dining Room 19' 4" x 8' 0" (5.89m x 2.44m)

Featuring a double glazed sliding patio door to the rear elevation providing views and access to the garden, and internal door to;

## Kitchen 17' 10" x 8' 7" (5.44m x 2.62m)

A smart extended kitchen comprising of a modern range of matching wall, base & drawer units with fitted work surfaces over, and incorporating an inset sink unit with chrome mixer tap & tiled splashbacks. There is a fitted oven & induction hob, space for a fridge/freezer, stone effect laminate flooring, skylight, radiator, a double glazed window & door to rear, and internal door to;



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## Utility 8' 11" x 5' 2" (2.72m x 1.58m)

Refitted & gloss units with a range of base & eye-level units with fitted work surfaces incorporating a sink unit with a chrome mixer tap & upstand splashbacks, spaces for a dishwasher & washing machine, radiator, tiled flooring, internal rear door to garage, and internal door to;



## Guest WC

With a low-level flush WC, a radiator, quarry tiled flooring, and a double glazed window to rear elevation.

## First Floor Landing

A galleried landing, having a loft access hatch, useful storage cupboard with sliding mirrored doors, and internal doors off, providing access to;

## Bedroom One 10' 7" x 9' 11" (3.23m x 3.03m)

With fitted wardrobes having sliding mirrored fronts, a radiator, and a double glazed window to rear.



## Bedroom Two 15' 8" x 7' 7" (4.77m x 2.31m)

With a radiator, built-in wardrobes with sliding mirrored fronts, and two double glazed windows to front elevation.

## Bedroom Three 16' 7" x 6' 11" (5.05m x 2.10m)

With fitted wardrobes, a radiator, additional loft access hatch, and a double glazed window to rear elevation.

## Bedroom Four 7' 8" x 6' 0" (2.33m x 1.82m)

With fitted wardrobes having sliding mirrored fronts, radiator, and a double glazed window to front elevation.



## Bathroom 7' 7" x 5' 8" (2.32m x 1.72m)

A smart refitted suite comprising of a panelled bath with chrome taps, a pedestal wash hand basin with further chrome taps, a low-level flush WC, a separate tiled walk-in shower cubicle & screen. There is also part-tiled walls, a radiator, laminate flooring, and a double glazed window to rear elevation.

## Outside Front

The property is approached over a double width block paved driveway providing ample off-street vehicle parking and access to the carport, continuing to the garage.

## Garage 12' 9" x 7' 1" (3.89m x 2.17m)

Having twin garage doors to the front elevation, and an internal pedestrian door leading to/from the utility.

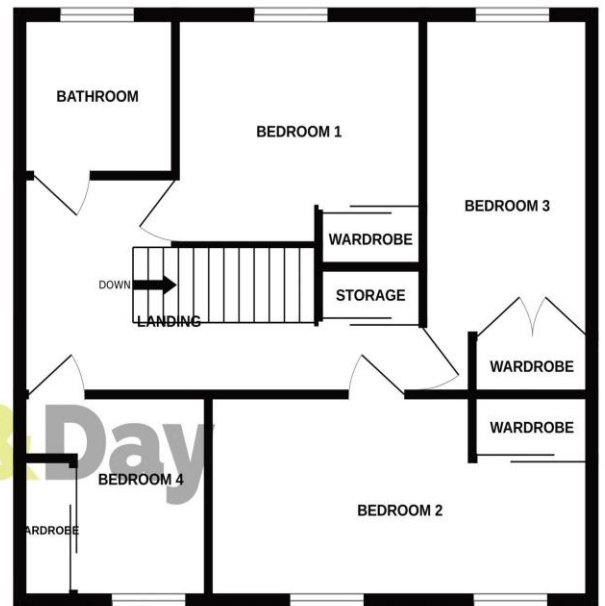
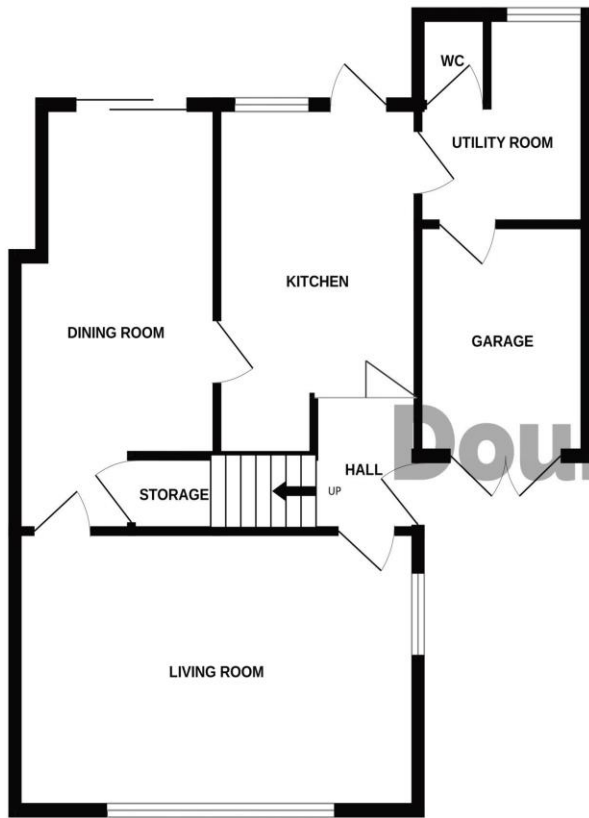
## Outside Rear

A private & well manicured rear garden, with a paved patio seating area, the majority being laid mainly to lawn with a variety of established flowerbeds, plants & shrubs, an additional paved patio seating area with adjacent space for a garden shed, and is enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish & Day

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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