



Offers Over £340,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **D**

## Coven Wolverhampton

Broad Acres Coven  
Wolverhampton West Midlands



***Ever thought what stepping into Dr Whos Tardis feels like? Then look no further! This property may look like a typical three bedroom 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 an open living lounge & dining room, kitchen, utility, guest WC, second reception room and downstairs bedroom. To the first floor you will find three bedrooms and a family bathroom. Externally the property has ample off road parking and a low maintenance 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!

- Extended Four Bedroom Semi-Detached Home
- Open Plan Living/ Dining Room
- Beautifully Presented Kitchen & Throughout
- Guest WC With Shower & Family Bathroom
- Ample Off-Road Parking, Private Rear Garden
- Located In A Highly Desirable Area

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 composite entrance door, having stairs off, rising to the First Floor Landing & accommodation, radiator, wood effect tiled flooring, and internal doors off, providing access to;

## Kitchen 14' 11" x 12' 10" (4.55m x 3.91m)

A good sized kitchen which features a matching range of fitted wall, base & drawer units with work surfaces over incorporating an inset sink/drainage with chrome mixer tap over, and a range of integrated/fitted appliances which include; oven/grill, electric hob, microwave oven, and a dishwasher. The kitchen also benefits from having feature wood panelling, wood effect tiled flooring, a vertical wall mounted radiator, useful understairs storage cupboard, a double glazed window to the front elevation, and further internal doors off, providing access to;

## Living Room 12' 1" x 14' 7" (3.69m x 4.44m)

An open-plan reception room which features a cast-iron stove fire set within an exposed brick fireplace. There is luxury wood effect vinyl flooring, a radiator, and open-plan leading through into the Dining Room.

## Dining Room 12' 11" x 15' 8" (3.93m x 4.78m)

A further spacious & bright reception room which features luxury wood effect vinyl flooring, double glazed bi-folding doors to the rear elevation providing access and views of the rear garden. There is also a radiator.



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## Rear Lobby

Having wood effect tiled flooring, and internal doors off to the Dining Room, Utility Room, Second Reception Room & Guest WC.

## Guest WC & Shower Room 8' 1" x 3' 11" (2.46m x 1.20m)

Fitted with a white suite comprising of a tiled shower cubicle housing an electric shower, a vanity style wash hand basin set into top with chrome mixer tap over, and storage beneath, and a low-level WC. There is a chrome towel radiator, ceramic and tiled flooring benefitting from having underfloor heating.

## Utility Room 12' 9" x 8' 4" (3.88m x 2.53m)

Fitted with a range of contemporary styled tall & base units with work surface over incorporating an inset 1.5 bowl stainless steel sink with chrome mixer tap over. There is wood effect flooring, radiator, an internal door leading into the Garage, and door leading back into the Kitchen.



## Second Reception Room 14' 2" x 7' 0" (4.31m x 2.14m)

A spacious & versatile room which has an electrically operated wall mounted heater, wood effect ceramic tiled flooring, a feature double glazed barn style door to the rear elevation, and further internal door leading into Bedroom Four.

## Bedroom Four 11' 8" x 7' 2" (3.56m x 2.19m)

Benefitting from being on the ground floor, a double bedroom which has an electrically operated wall mounted heater, and a double glazed window to the side elevation.



## First Floor Landing

Featuring glass balustrading, and having an access hatch to the loft space, and internal doors off, providing access to three Bedrooms & Bathroom.

## Bedroom One 13' 5" x 9' 9" (4.08m x 2.98m)

A spacious double bedroom, having a radiator, and a double glazed window to the rear elevation.

## Bedroom Two 10' 11" x 9' 10" (3.34m x 2.99m)

A further double bedroom, having a radiator, and a double glazed window to the front elevation.

## Bedroom Three 9' 7" x 6' 1" (2.91m x 1.85m)

Having a double glazed window to the rear elevation, and a radiator.



## Bathroom 9' 1" x 5' 11" (2.77m x 1.81m)

Fitted with a modern white suite comprising of a panelled bath with shower screen, chrome mixer tap, & mains-fed shower over, a wash hand basin with chrome mixer tap, and a low-level WC. The bathroom also benefits from having tiled effect flooring, a radiator, and a double glazed window to the front elevation.

## Outside Front

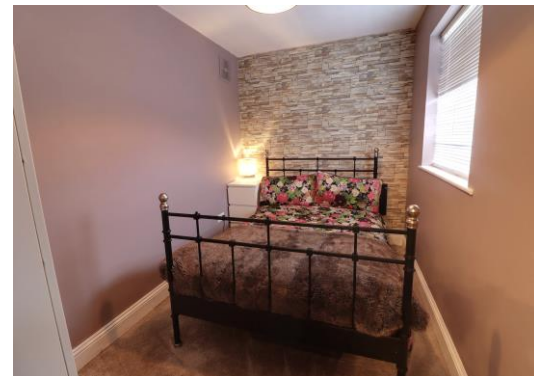
The property is approached over a double width concrete imprinted block driveway providing ample off road parking and access to both the garage & main front entrance door.

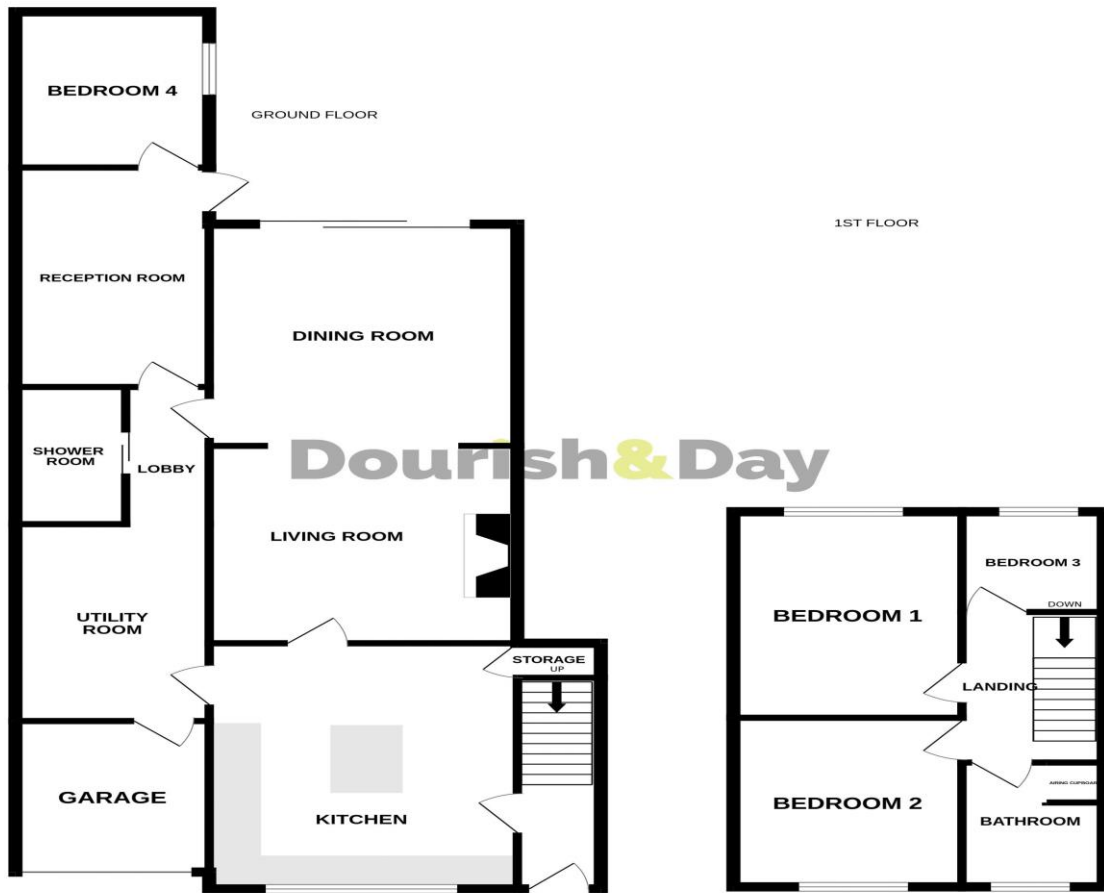
## Garage

Having a garage door to the front, an internal door leading to/from the Utility Room, and benefits from having both power & lighting installed.

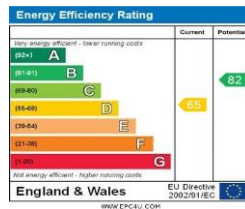
## Outside Rear

A good sized low-maintenance & enclosed rear garden which features a cut Indian stone patio seating/outdoor entertaining area and is laid mainly to low-maintenance artificial turf with a feature decorative stone covered seating area, planting beds to the side housing a variety of established shrubs. The garden also benefits from having a large garden room to the far rear of the garden which also has power & lighting installed. The garden is enclosed by panelled fencing.





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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