



Offers Over £377,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

Coven Wolverhampton

Orchard Close Coven
Wolverhampton West Midlands



Every delight the Orchard has to offer with this unmissable chance on a great opportunity to purchase a superb family home!

'Coven', a delightful semi-rural location which provides not only easy access to rural surrounds but an array of local amenities and excellent commuting links. Local shops, public house's, popular schools, playing fields all within walking distance. Coven is also served by the Staffordshire & Worcestershire canal, A449, M6 & M54 motorways. This superb detached is attractively approached with an enviable end plot with a private rear garden. Internally there is an entrance hall, guest W/c, spacious living room and separate dining room, stunning refitted kitchen living space with an orangery roof. Garage with a further Guest W/c. Three bedrooms and a superb, refitted family bathroom with a separate shower cubicle.

- Enviable End Plot Position
- Three Bedroom Detached House
- Superb Refitted Kitchen Living Space
- Further Living Room & Separate Dining Room
- Two Guest WC's & Refitted Bathroom
- Garage & Private Garden

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

With laminate flooring, double glazed door to front elevation, and internal door(s) off, providing access to:

Guest WC

Fitted with a low-level WC & wash hand basin. There is ceramic splashback tiling, laminate flooring, a radiator, and double glazed window to front.

Living Room 15' 3" x 12' 1" (4.65m x 3.68m) (maximum width measurement)

With a superb inset gas living flame fire set into decorative surround, ceiling coving, three radiators, stairs to first floor, internal glazed French doors to the dining room, and double glazed bow window to front elevation.

Dining Room 16' 4" x 11' 4" (4.97m x 3.45m)

Superb size, rear facing, with LVT flooring, two radiators, door to understairs storage cupboard, double glazed door to garage, double glazed sliding patio door to rear, double glazed window to rear, and open-plan archway to;



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

Kitchen & Living Space 22' 3" x 10' 6" (6.77m x 3.20m)

A spacious and stunning room, fitted with a matching range of wall, base & drawer units with fitted oak work surfaces over incorporating an inset 1.5 bowl sink unit with extendable mixer tap, fitted oven & hob with a stainless steel hood over, LVT flooring, a feature brick fireplace housing a multi-fuel wood burning fire, feature glass orangery style roof, a radiator, ceiling spotlights, double glazed window to rear, and double glazed French doors to rear.



First Floor Landing

A galleried landing having timber balustrade & spindles, ceiling coving, door to storage cupboard, loft access hatch, double glazed window to side, and doors to;

Bedroom One 14' 4" x 9' 9" (4.38m x 2.97m)

With built-in wardrobes having sliding mirrored fronts, ceiling coving, radiator, and two double glazed windows to front.

Bedroom Two 11' 1" x 9' 6" (3.37m x 2.89m)

With built-in wardrobes having sliding mirrored fronts, radiator, coving, and double glazed window to rear elevation.



Bedroom Three 8' 0" x 6' 7" (2.43m x 2.0m)

With laminate flooring, a radiator, and double glazed window to rear elevation.



Bathroom 10' 1" x 5' 5" (3.07m x 1.66m)

Fitted with a modern white suite comprising of a low-level WC, a panelled bath with side chrome mixer tap, a pedestal wash hand basin with further chrome mixer tap, ceiling coving, tiled walls, vinyl flooring, separate shower cubicle with an electric shower & screen, a chrome towel radiator, and double glazed window to side elevation.

Outside Front

Situated on an enviable plot with an attractive approach via a tarmacadam driveway to a gravelled parking & turning area, shrubs to surrounds & access to;

Garage 18' 1" x 7' 8" (5.50m x 2.33m)

With twin doors to front, space for washing machine & dryer.

Guest WC (2)

Fitted with a low-level WC, and a wash hand basin with chrome mixer tap & tiled splashbacks, and tiled flooring.

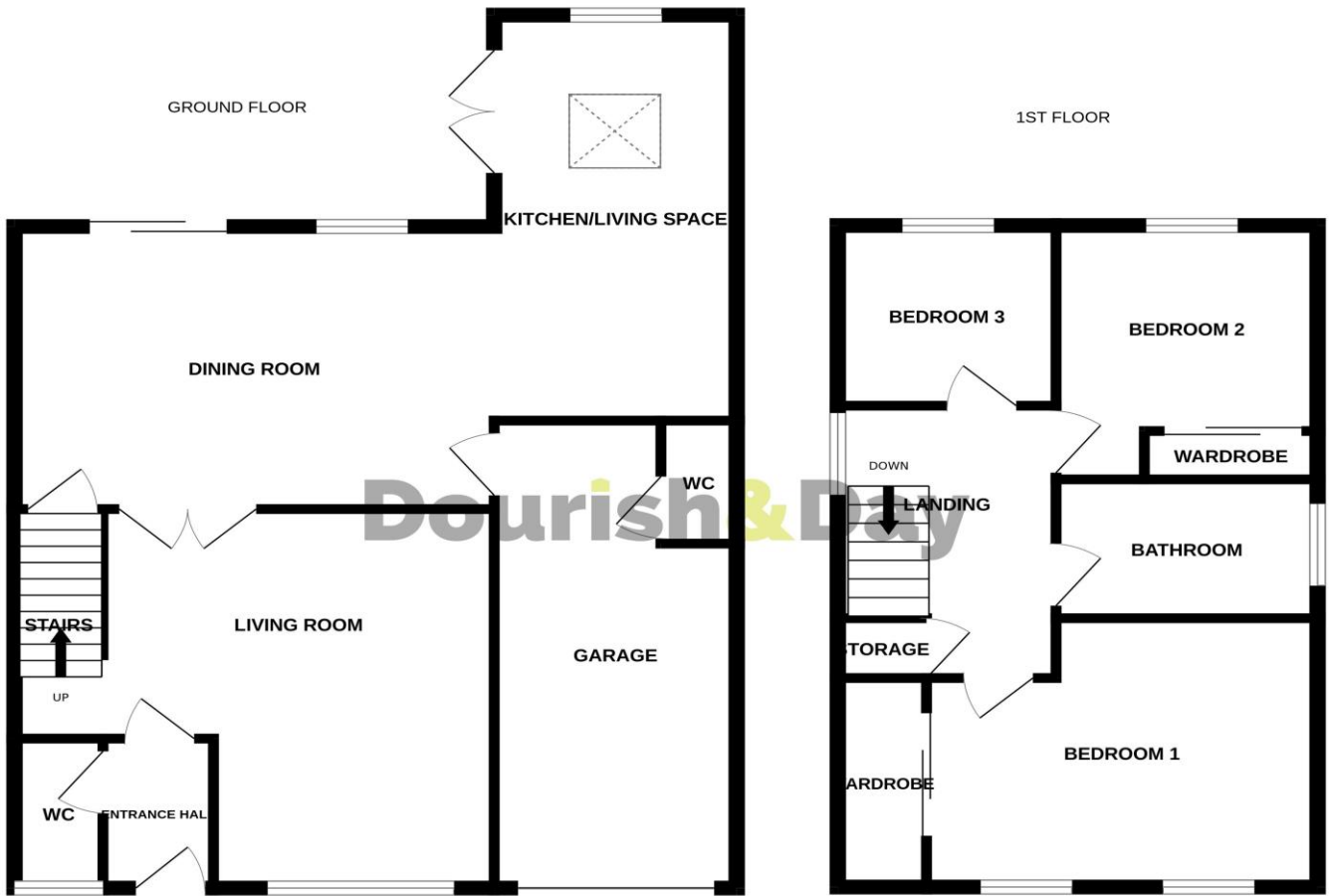
Outside Side

With timber gated access, storage shed & log store, a paved pathway, and a further timber gate to the front.

Outside Rear

There is a timber decked patio seating area with a covered canopy above, low maintenance gravelled areas & timber sleepers, majority laid to lawn, flowerbeds, plants & shrubs, and enclosed by panelled fencing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - highest running costs			
England & Wales		71	81
EU Directive 2002/91/EC			
www.epcrea.com			

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 ©2023



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

helopenkridge@dourishandday.co.uk