



5 St Pauls Close, Coven, Wolverhampton, Staffordshire. WV9 5DD

Viewing is strongly recommended in order to fully appreciate this greatly extended semi detached home. It is situated in a quiet backwater within one of South Staffordshire's most popular and sought after villages. Wolverhampton city centre, Stafford town centre and junctions of The M54 and M6 motorways are all within easy access via the A449. The versatile accommodation briefly comprises, storm porch, reception hall, lounge, impressive open plan dining kitchen with family area, ground floor bedroom/sitting room, utility room, ground floor shower room, three first floor bedrooms, family bathroom, converted loft space and garage.

Asking Price £289,950 Freehold



FEATURES

- Extended Semi Detached Home
- No Chain
- Ideal Family Accommodation
- Quiet Cul-De-Sac Location Within A Popular Village
- 3/ 4 Bedrooms
- Open Plan Kitchen With Living And Dining Areas
- Utility Room
- Ground Floor Shower Room Plus Family Bathroom
- Converted Loft Space
- Freehold
- Council Tax Band C



ROOM DESCRIPTIONS

Storm Porch

Having UPVC double glazed door, window to side and light point.

Reception Hall

Stairs off, radiator and two wall light points.

Lounge

3.2m x 4.3m (10' 6" x 14' 1") Bow window to front, radiator, laminate floor and feature fireplace.

Open Plan Dining Kitchen With Living Area

8.2m x 4.7m (26' 11" x 15' 5") max. Wall and base cupboards with granite effect work surfaces incorporating a one and a half bowl sink unit with mixer tap, splash back tiling, built in double oven, separate gas hob, overhead extractor, plumbing for dishwasher, ceramic tiled floor, windows to rear, three radiators, breakfast bar and French door to rear garden.

Sitting Room/ Ground Floor Bedroom

2.6m x 3.6m (8' 6" x 11' 10") Window to rear, radiator and French door to rear garden.

Utility Room

2.5m x 1.5m (8' 2" x 4' 11") Wall and base cupboards with work surface and appliance space beneath, plumbing for washing machine, wall mounted central heating boiler and door to the garage.

Ground Floor Shower Room

Being fully tiled to all exposed walls, heated towel rail and white suite comprising, shower enclosure, Saniflow wc and pedestal wash hand basin.

Stairs and Landing

Window to side and wall light point.

Bedroom 1

2.9m x 3.6m (9' 6" x 11' 10") Window to front, radiator and built in wardrobes.

Bedroom 2

3.3m x 2.7m (10' 10" x 8' 10") Window to rear and radiator

Bedroom 3

2.2m x 2.8m (7' 3" x 9' 2") Window to rear, radiator and access to converted loft space.

Family Bathroom

Being fully tiled to all exposed walls, heated towel rail and white suite comprising, P Shaped bath with mixer shower over, pedestal wash hand basin and low flush wc.

Garage

2.9m x 5.2m (9' 6" x 17' 1") max. 2.3m x 5.2m (7' 7" x 17' 1") min. Up and over door, light point and power points.

Outside

A Crete print driveway provides off road parking and leads to a good size garage. There is a fully enclosed and private rear garden laid mainly to lawn.

FLOORPLAN & EPC



Wednesfield 78, Blackhalve Lane, Wolverhampton, WV11 1BH 01902 305599 wednesfield@oliverling.com

Important Notice. Oliver Ling Estate agents 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 Oliver Ling Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.