

Premiership
Town & Country Developments Ltd



The Cedars, Church Lane, Coven,
Wolverhampton, South Staffordshire, WV9 5DE

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BERRIMAN EATON

The Cedars, Church Lane, Coven, Wolverhampton, South Staffordshire, WV9 5DE

An immaculately presented detached family residence occupying a private position nestled within the heart of Coven Village, close to local amenities, schools and public transport. The Cedars has the added advantage of immediate access to the motorway network via the A449, affording access to the M6. Independent and maintained schools are available within convenient travelling distance.

The Cedars is one of two properties constructed approximately 10 years ago to a high specification offering spacious accommodation over two storeys. The property offers full double glazing, oak laminate flooring and gas fired central heating. It has an attractive front elevation with ample parking space.

The property is approached over a shared gravel drive leading onto a full width block paved frontage affording access to the garage.

TILED CANOPY PORCH Leads to leaded double glazed front door flanked by double glazed leaded window which leads to:

ENTRANCE HALL With oak laminate flooring, two ceiling lights, **UNDERSTAIRS STORAGE CUPBOARD**, thermostatic control for central heating system and single panel radiator.

CLOAKROOM Having WC with low level flush, wall mounted hand wash basin, double glazed obscure leaded window to front elevation, ceiling point and oak laminate flooring.

DELIGHTFUL LOUNGE 22'6" x 11' (into bay) Having oak laminate flooring, large walk in leaded double glazed bay window to front aspect, double glazed leaded window to rear view of garden, feature large wooden fireplace surround housing living flame gas fire with brick hearth, coved ceiling, ceiling point, wiring for two wall lights one double and one large single panel radiator.

DINING ROOM 15'9" x 9'9" With oak flooring, walk in bay with double glazed leaded casement doors leading to rear garden, ceiling point with decorative ceiling rose, pine dado rail, radiator and side door access to:

BREAKFAST KITCHEN 11' x 9'9" Having a range of wall and base mounted pine units with formica roll tops work surfaces, built under larder fridge, integrated Siemens double oven, gas hob with extractor fan in concealed canopy style unit above with light, part ceramic wall tiling, ceiling point, ceramic floor tiling, double glazed leaded window to rear view of garden, single sink drainer with Victorian mixer tap hot and cold and integrated Bosch dishwasher.

UTILITY 7'9" x 5'9" Having matching units, plumbing for automatic washing machine, stainless steel single sink drainer with mixer tap hot and cold, double glazed window to front aspect, part ceramic wall tiling, ceiling point and ceramic floor tiling.

A turned balustrading staircase leads from the Entrance Hall to:

GALLERIED LANDING With double glazed leaded window to front aspect, ceiling point, decorative ceiling rose, smoke alarm, access to roof storage space and radiator.

PRINCIPAL BEDROOM Comprising:

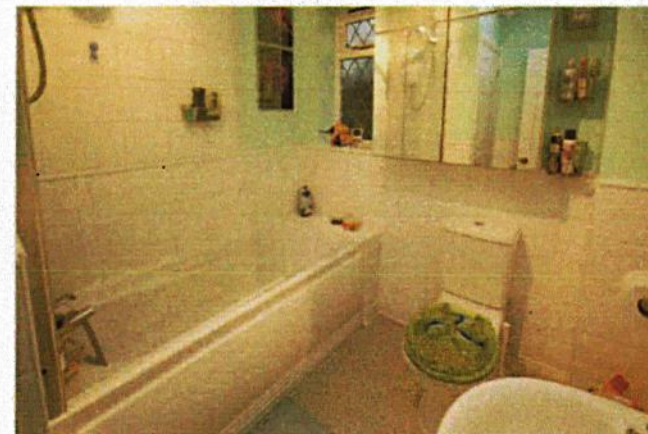
BEDROOM 1 12'6" (into wardrobe) x 11'6" With double glazed leaded window to rear, full width sliding mirrored wardrobe having hanging rail and shelf, ceiling point, coved ceiling, laminated flooring and radiator.

SHOWER ROOM ENSUITE Having fully tiled shower, white WC with low level flush, pedestal wash basin, double glazed obscure leaded window to rear aspect, part ceramic wall tiling, coved ceiling, ceiling point and radiator.

BEDROOM 2 11'3" x 10' With laminate flooring, double glazed leaded window to rear, ceiling point and radiator.

BEDROOM 3 11'3" x 10'3" (into recess) With double glazed leaded walk in bay window to front aspect, laminate flooring, ceiling point and radiator.

BEDROOM 4 9'6" x 7'3" With double glazed leaded window to front, coved ceiling and radiator.



FAMILY BATHROOM Comprising white suite of panelled bath with electric power shower above, pedestal wash basin, WC with low level flush, part ceramic wall tiling, ceiling point, large wall mounted mirrored cabinets, extractor fan and double glazed obscure leaded glass window to side elevation, radiator and AIRING CUPBOARD housing hot water cylinder with slatted shelf.

OUTSIDE:

PRIVATE REAR GARDEN With full width paved patio, feature bubble pool, lawn area edged in brick and the garden is secured privacy by panel fencing and mature shrubs.

GARAGE 20'3" x 8' With elevating door, part glazed door for rear access and housing central heating boiler and water tap for external use.

GARDEN SHED 8' x 6'

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX The property is in Band F which amounts to £1,872.42 per annum as from April 2007. (South Staffordshire District Council)

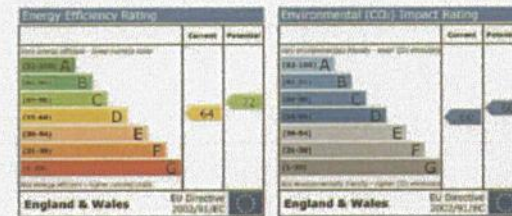
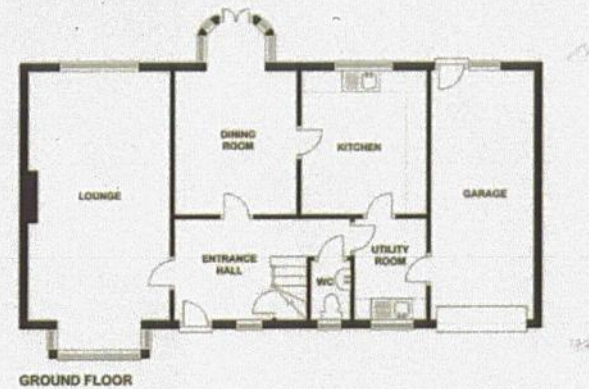
POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office on 01902 747744.

DIRECTIONS: Enter the village of Coven via A449 Stafford Road. At the island, continue along and turn into Church Lane on the left. Follow the road bearing right past the church. The Cedars can be found on the left hand side, identified by the Agents For Sale sign.



**THE CEDARS
CHURCH LANE
COVEN**
Approx Overall Floor Area
127sq.m 1366sq.ft.
(including garage)
FOR IDENTIFICATION ONLY
NOT TO SCALE



Offers around £395,000

13 / 15 High Street, Tettenhall, Wolverhampton, WV6 8QS Tel: 01902 747744
 22 / 23 Whitburn Street, Bridgnorth, WV16 4QN Tel: 01746 766499
 High Street, Wombourne, Wolverhampton, WV5 9DP Tel: 01902 326366
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Produced by Core Systems 0870 701 4343

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