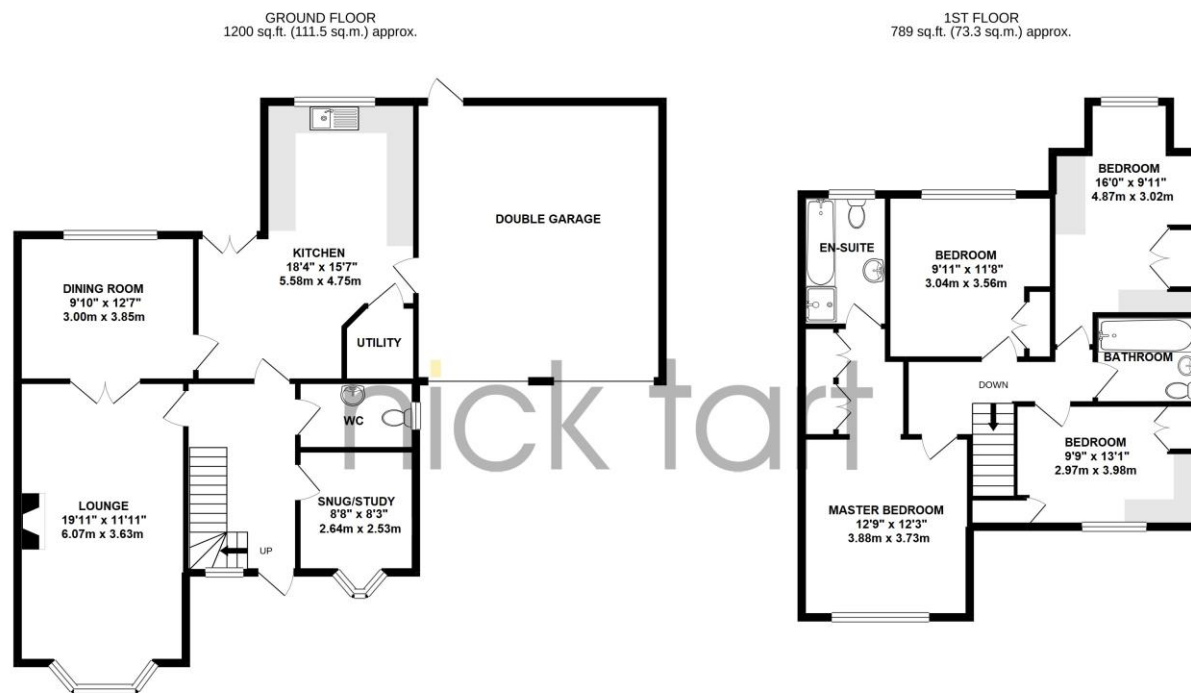




Coven Mill Close, Coven, Wolverhampton, WV9 5HX



TOTAL FLOOR AREA: 1989 sq.ft. (184.8 sq.m.) approx.

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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Coven Mill Close, Coven, WV9 5HX

- Entrance Hall
- Lounge
- Dining Room
- Study
- 4 Bedrooms
- Ensuite + House bathroom
- Garage & Driveway
- EPC: D62

The accommodation in further detail comprises...

Entrance Hall understairs storage cupboard, radiator, staircase rising to the first floor and doors to...

Snug/Study having wood effect flooring, radiator and double-glazed window to the fore...

Cloakroom has a WC, pedestal wash hand basin with mixer tap, heated towel rail, double-glazed window with obscure glass to the side and tiled flooring...

Lounge enjoys a log burner with tiled hearth, wood effect flooring, double-glazed window to the fore and a squared opening leads to...

Dining Room having wood effect flooring, radiator, double-glazed window to the rear and internal door leading to...

Kitchen has a matching range of wall and base units with worksurfaces over, sink unit with mixer tap, wine cooler, wine rack, 5 ring free standing **Range Master** oven with extractor fan over, integrated dishwasher, plumbing for a washing machine, tiled flooring, radiator and double-glazed double doors lead out to the Garden...

Landing has hatch to roof space, storage cupboard housing a hot water cylinder and doors to...

Master Bedroom has a double-glazed window to the fore, radiator, laminate flooring and an archway leading to...

Dressing area which enjoys 'His & Her's' built-in wardrobes, wood effect flooring and a door to...

En-suite which offers a shower cubicle, panel bath, WC, pedestal wash hand basin, tiled flooring, part tiled walls, radiator and double-glazed window with obscure glass to the rear...

Bedroom has wood effect flooring, radiator, fitted wardrobe, with matching overhead storage and dressing table with a double-glazed window to the rear...

Bedroom has a fitted wardrobe with matching over head storage and dressing table, double-glazed window to the rear, wood effect flooring and radiator...

Bathroom has a panel bath with an electric **Triton** shower unit over, pedestal wash hand basin, WC, radiator, tiled flooring, part tiled walls and a double-glazed window with obscure glass to the side...

Bedroom has a double-glazed window to the fore, radiator, built-in wardrobe, separate fitted dressing table and laminate flooring...

Garden has a block paved patio area, lawn with the benefit of gated access to the fore...

Parking is via a driveway to the front of the property

Garage we are advised that a gas boiler is housed within.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band F (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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