



56 Coton Road, Wolverhampton, WV4 5AT

BERRIMAN
EATON

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56 Coton Road is a modern detached bungalow on a private spur drive offering generous off road parking, carport and enclosed low maintenance rear garden. The property benefits from central heating and double glazing.

WOMBOURNE OFFICE
EPC: D

LOCATION

Coton Road stands just off Goldthorn Hill in an established residential area to the south of Wolverhampton City Centre. A variety of facilities are available along the length of the Penn Road (A449) including a Tesco supermarket and there is easy access to the City Centre itself. Furthermore the area is well served by schooling in both sectors.

DESCRIPTION

56 Coton Road is a modern detached bungalow on a private spur drive offering generous off road parking, carport and enclosed low maintenance rear garden. The internal accommodation briefly comprises living room, fitted kitchen, two double bedrooms, shower room, laundry and rear lean to. The garage has been converted into a dining room/home office. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a composite door with opaque leaded side panels. There is a radiator and an Airing Cupboard with a radiator and shelving. BEDROOM ONE has a range of fitted furniture including wardrobes, chest of drawers, bedside cabinets and a dressing table. There is a radiator, coved ceiling and a double glazed walk-in bay leaded window to the front elevation. BEDROOM TWO has a radiator, coved ceiling, and a double glazed leaded window to the front elevation. The SHOWER ROOM has a walk-in double cubicle, vanity wash hand basin, low level W.C., chrome heated ladder towel rail, wall and floor tiling and double glazed opaque window to the side elevation. The LIVING ROOM has a raised recessed gas fire, radiator, coved ceiling, laminate flooring and double glazed patio doors leading onto the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl sink unit with mixer tap, space for oven with pull-out extractor over, space for fridge and space and plumbing for washing machine. There is a double glazed window to the rear elevation and a double glazed door into the LEAN-TO which has a tiled floor, door into a storage area with fitted cupboards and strip lighting. There are double glazed sliding doors to the rear garden and a double glazed window to the side. The GARAGE has been converted and is now being used as a DINING ROOM/HOME OFFICE and has a radiator and a double glazed window to the front elevation.

OUTSIDE

The property is accessed from a spur driveway and provides ample off road parking on a tarmac driveway. There is a covered carport with slabbed area and provides access to the side entrance. The rear garden has been landscaped for low maintenance and has a paved patio area with steps down to a decorative gravelled area, there is a hedge and fenced boundary and hardstanding for a two sheds.

TENURE

FREEHOLD

SERVICES

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

COUNCIL TAX

BAND D – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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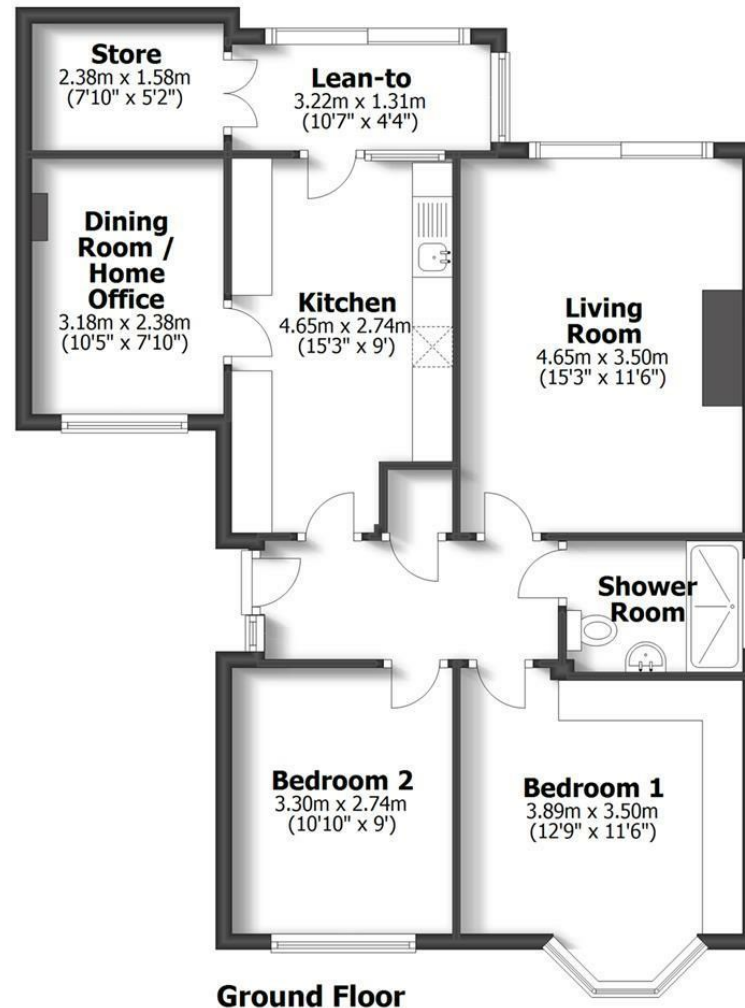
Offers Around
£280,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



56 Coton Road Penn



TOTAL: 77.2sq.m. 831sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

