



25 Cornflower Meadow, Coven, Wolverhampton, WV9 5FB

BERRIMAN
EATON

25 Cornflower Meadow, Coven, Wolverhampton, WV9 5FB

An outstanding four-bedroom detached home, skilfully extended and enhanced by the current owners to offer immaculately presented accommodation throughout and enjoying picturesque views to the front.

LOCATION

Coven is a small, South Staffordshire village of much repute which stands in a fine position amidst open South Staffordshire countryside and which benefits from superb transport links with the M6, M6 toll and M54 all being easily accessible facilitating fast links to Birmingham, Telford and the entire West Midlands. The village benefits from a range of local facilities including a convenience store and there is easy access to Wolverhampton City Centre and Stafford. The area is particularly well served by schooling in both sectors and there is a large recreational playground in the vicinity of the property.

DESCRIPTION

25 Cornflower Meadow is a beautifully presented and extended detached home, thoughtfully improved by the current owners to offer spacious accommodation with quality fittings throughout.

The internal accommodation comprises a stunning open-plan lounge/dining room, a stylish living kitchen, laundry, and a guest cloakroom to the ground floor. Upstairs, there are four good-sized bedrooms and three well-appointed bathroom/shower rooms

The property also benefits from off-street parking, a garage, private enclosed rear garden and superb views over nearby countryside.

ACCOMMODATION

A composite door opens into the RECEPTION HALL having herringbone flooring, understairs storage cupboard, feature wall panelling and GUEST CLOAKROOM with wash hand basin with tiled splash back, WC and double glazed front window. The LOUNGE DINER is a superb size with herringbone flooring, wall panelling, integrated ceiling lighting and double glazed windows with shutters. The LIVING KITCHEN comprises wall and base mounted shaker style cabinetry with fitted marble worktop, gas hob with filtration unit above, integrated oven, ceramic sink and drainer, integrated ceiling lighting, wiring for a wall mounted TV, double glazed window and French doors to the rear and a door to the LAUNDRY having wall and base mounted units with fitted work top, integrated ceiling lighting, plumbing for a washing machine and space for a tumble dryer and a double glazed rear window.

Stairs from the hall rise to the FIRST FLOOR LANDING with loft access, double glazed window to the side and feature wall panelling. The PRINCIPAL SUITE comprises a double room, wall panelling, double glazed windows enjoying delightful views to the front and ENSUITE SHOWER ROOM with a walk in shower cubicle with rainfall shower, vanity unit with wash basin, WC, towel radiator, tiled walls and flooring, integrated ceiling lighting and double glazed windows to two elevations. BEDROOM TWO is a double room in size with double glazed rear windows and ENSUITE SHOWER ROOM with tiled shower cubicle with rainfall shower and separate hose, wash basin, WC, part tiled walls and double glazed window to the rear elevation. BEDROOM THREE is a good size room with double glazed window enjoying views to the front and BEDROOM FOUR also has a double glazed window to the front comprising a range of fitted furniture, built in storage cupboard and integrated ceiling lighting. The HOUSE BATHROOM is excellently appointed with a panelled bath with shower over, wash basin, WC, part tiled walls, integrated ceiling lighting and a double glazed rear window.

OUTSIDE

The property stands with an attractive frontage with a block paved DRIVEWAY to the side affording off street parking and a GARAGE with electric light and power and an external car charging socket. Gated side access leads to the REAR GARDEN with a shaped lawn and paved patio.

ESTATE CHARGE

Please note there is a service charge which between 2025-2026 is £228.99 per annum, which covers maintenance of communal areas.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£465,000

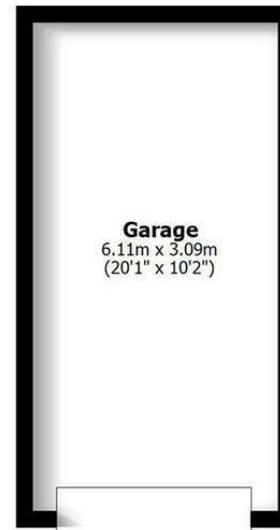
EPC: B

www.berrimaneaton.co.uk

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.



25 CORNFLOWER MEADOW COVEN



HOUSE: 128.3sq.m. 1381sq.ft.
 GARAGE: 18.9sq.m. 204sq.ft.
TOTAL: 147.2sq.m. 1585sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

