



28 Cobham Close, Wrottesley Village, Wolverhampton, WV6 7JB

BERRIMAN
EATON

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A stylish new build semi detached bungalow standing in a highly regarded and sought after modern development in a fine South Staffordshire edge of village location

LOCATION

Wrottesley Village is a new development which is currently being built with completion scheduled for February 2026 in a beautiful, South Staffordshire setting which is on the fringes of Perton which provides a wide array of local facilities. The nearby villages of Codsall and Tettenhall provide further amenities and there is easy access to the city centre. There are several golf clubs nearby with the development being adjacent to The Mount Golf and Country Club complex with its course, driving range, restaurant and Adventure Golf Course for younger players and there are superb restaurants and coffee shops in Tettenhall and Codsall.

Codsall Train Station provides direct services to Shrewsbury, Birmingham and beyond, the M54 is within easy reach and there are regular, local bus services from Perton.

DESCRIPTION

28 Cobham Close is a well planned and well proportioned property with living accommodation which is arranged over a single storey with rooms of excellent sizes throughout.

The property has recently been built and has been finished to an excellent standard with well appointed kitchen and bathroom suites, air source heating, fitted flooring throughout, double glazing and a combination o radiator underfloor heating.

The property will be sold with the benefit of a 10 year LABC Warranty.

ACCOMMODATION

A composite front door opens into the inviting RECEPTION HALL with tiled flooring, integrated ceiling lighting, a cloaks and storage cupboard and an airing cupboard with pressurised hot water cylinder and slatted shelf. There is a light and airy LIVING / DINING / KITCHEN with a triple aspect with double glazed windows to the front and side together with double glazed rear windows and a double glazed garden door. There is ample space for seating and dining with the kitchen area having a full range of wall and base mounted contemporary units with a range of fitted appliances including a Zanussi induction hob with built under electric oven, with Electrolux stainless steel extractor fan above and stainless steel splash back, an integrated Zanussi dishwasher, an integrated Zanussi fridge and freezer and space for a washing machine, integrated ceiling lighting with the entire room having ceramic floor tiling to take full advantage of the under floor heating.

BEDROOM ONE is a good double room in size with wiring for a wall mounted TV and a double glazed window and BEDROOM TWO is also a good room in size with wiring for a wall mounted TV and a double glazed window. The SHOWER ROOM has a fully tiled level access shower together with a white suite of WC and pedestal basin, tiled floor and walls, integrated ceiling lighting, a double glazed window and a heated chrome towel rail radiator.

OUTSIDE

There is a DRIVEWAY laid in brick setts providing off street parking for two vehicles with an external electricity supply and a paved path leading to the front door with turfed front lawns and planted beds. There is secured and gated side access to the REAR GARDEN with a paved patio, turfed lawn and timber garden shed.

We are informed by the Vendors that mains water, drainage and electricity are connected and the heating is via an air source heat pump.

COUNCIL TAX BAND Not yet registered – 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>

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Offers Around
£345,000

EPC: B

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.



28 COBHAM CLOSE WROTTESLEY VILLAGE



TOTAL: 65.2sq.m. 702sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

