



15 Coulter Grove, Perton, Wolverhampton, WV6 7UA

BERRIMAN  
EATON

# 15 Coulter Grove, Perton, Wolverhampton, WV6 7UA

A three bedroom semi detached property  
with open plan living to the ground floor.

## LOCATION

Coulter Grove lies just off Leasowe Drive which is within walking distance of Perton Village Centre, which is afforded by excellent facilities such as a supermarket, local shops, a café, village hall, and doctors' surgery. There is schooling in both sectors within easy reach and public transport is easily accessible by bus routes, with Codsall and Bilbrook train stations also being a short distance away.

## DESCRIPTION

15 Coulter Grove stands in a small spur driveway of just four properties. There is well proportioned accommodation with an open plan living area to the ground floor with a conservatory off the kitchen, there are three bedrooms and a shower room to the first floor.

The property benefits from double glazing, gas central heating, a drive and a garage. The current owners have fitted new radiators and pipework along with a new junction box.

## ACCOMMODATION

A double glazed PORCH with tiled flooring has a glazed front door opening into the open plan living and kitchen area. The LOUNGE has a double glazed window to the front, coved ceiling, a media wall with electric fire and wiring for a wall mounted TV, useful understairs store and a breakfast bar area open through into the KITCHEN with a range of contrasting wall and base units with granite working surfaces, an undermounted sink, a four ring electric hob with contemporary filtration unit above, integrated appliances including dishwasher, washing machine and fridge freezer, an integrated oven and microwave, a double glazed window to the conservatory, integrated ceiling lighting and coved ceiling, a concealed boiler cupboard and a double glazed door opens into the CONSERVATORY with double glazed windows and a door to the rear garden, a radiator making the room useable all year round, a cold water tap.

Stairs with wooden balustrading rise to the first floor landing with access to the loft. BEDROOM ONE is a good size double bedroom with built in wardrobes and drawers and a double glazed window to the front. BEDROOM TWO is double in size and has a double glazed window to the rear. BEDROOM THREE has a double glazed window to the rear and is currently being used as a study. The SHOWER ROOM has a shower cubicle with waterfall head, a vanity unit with wash basin with cupboards beneath and a WC, there is a heated ladder towel rail, tiled walls and floor, a double glazed window and integrated ceiling lighting.

## OUTSIDE

15 Coulter Grove is approached over a shared driveway with a DRIVEWAY to the front providing off road parking for three vehicles.

The GARAGE has an up and over door, concrete floor, electric light and power and a courtesy door to the REAR GARDEN which has a paved patio with a lawn beyond and fencing to the borders.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – 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 high risk of surface flood water.

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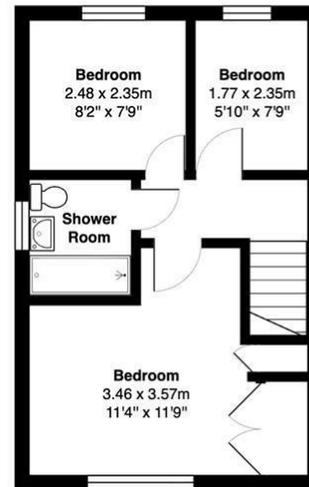
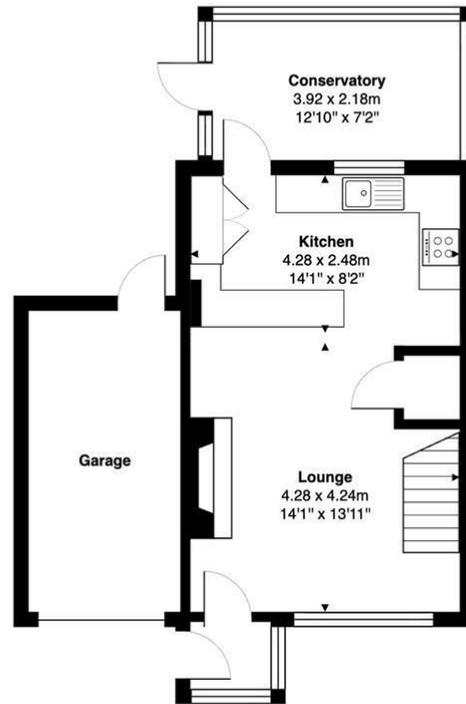
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Offers Around  
£265,000

EPC: C

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**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.



Total Area: 84.3 m<sup>2</sup> ... 907 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

