



4 Coton Road, Wolverhampton, WV4 5AX

BERRIMAN  
EATON

# 4 Coton Road, Wolverhampton, WV4 5AX

A spacious four-bedroom detached property in a sought-after residential location standing in a generous plot with ample off-street parking.

## 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

4 Coton Road has well-proportioned accommodation over both ground and first floors with two spacious reception rooms, kitchen, utility, guest cloak room, storeroom and a shower room to the ground floor together with four double bedrooms and two bath / shower rooms to the first floor. The property stands in a generous plot, with ample parking to the front, along with a pleasant garden to the rear.

## ACCOMMODATION

A double-glazed entrance door opens into the PORCH, with double-glazed windows and a further door leading into the RECEPTION HALL with tiled flooring and a GUEST CLOAKROOM fitted with a wash hand basin, WC and a double-glazed front window. From the hall, a door leads into the LOUNGE having laminate flooring and a feature fireplace with gas fire, a double-glazed window to the front and glazed double doors into the superb SITTING ROOM with a fireplace with electric fire, double-glazed windows, sliding doors to the rear and an open archway to the DINING ROOM having internal double doors to the lounge and a further door to the hall. The KITCHEN is fitted with a comprehensive range of wall and base units with work surface and tiled splashback, space for a range-style cooker and an American-style fridge freezer, a sink with drainer, double-glazed rear window and a door to the side, as well as access to the UTILITY providing space for a washing machine and a wall-mounted gas central heating boiler, with a door leading to the STOREROOM with a double-glazed side window and a SHOWER ROOM which is fitted with a tiled shower cubicle, WC and vanity unit with wash hand basin and cupboards beneath and a double-glazed rear window.

Stairs rise to the first-floor LANDING with a built-in airing cupboard. The PRINCIPAL BEDROOM SUITE comprises a double room with built-in wardrobes, a double-glazed window to the front and an ENSUITE SHOWER ROOM comprising a shower cubicle, vanity unit with cupboards beneath, WC, tiled flooring, and a double-glazed front window. There are THREE FURTHER DOUBLE BEDROOMS, all benefitting from built-in wardrobes and double-glazed windows. The FAMILY BATHROOM is fitted with a panelled bath with shower over, vanity unit with wash hand basin and cupboards below, WC, tiled walls and flooring and a double-glazed window to the front.

## OUTSIDE

The property is set back behind a block-paved DRIVEWAY providing ample off-street parking. Gated side access leads to the delightful REAR GARDEN, which features a paved patio area, shaped lawn and a useful garden shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Wolverhampton

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.

### Tettenhall Office

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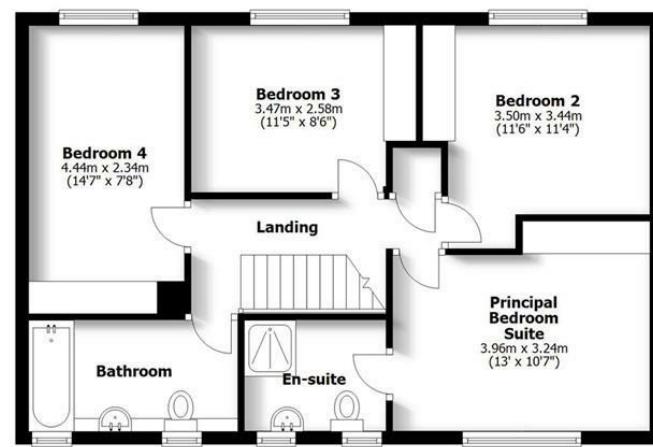
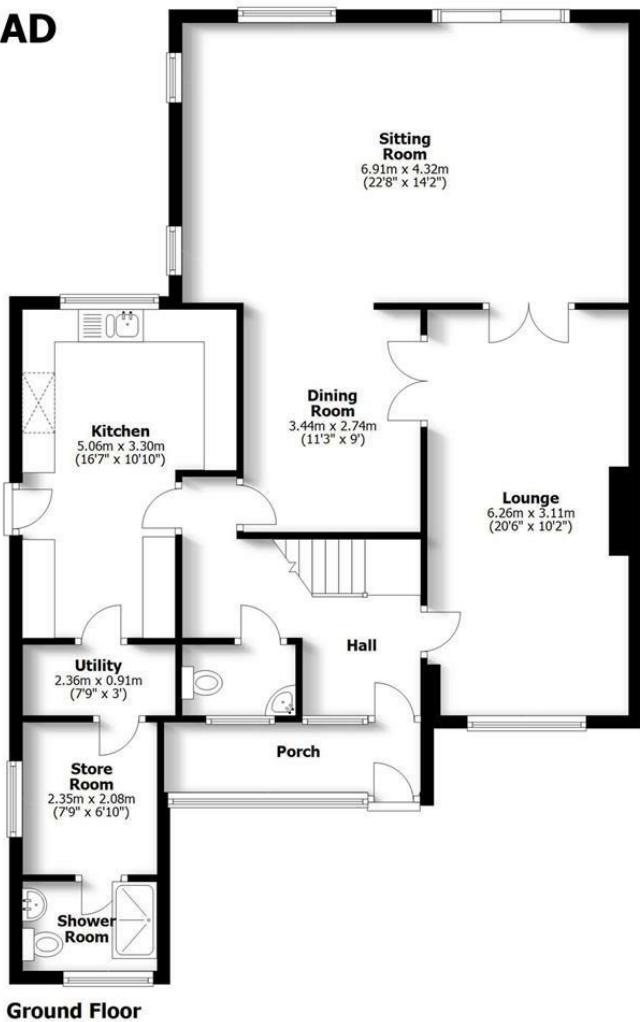
Offers Around  
£499,950

EPC: C

**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.



## 4 COTON ROAD GOLDTHORN HILL



First Floor

**TOTAL: 160.7sq.m. 1730sq.ft.**

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

