



7 Shaw Hall Lane, Coven Heath, Wolverhampton, WV10 7HE

BERRIMAN
EATON

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LOCATION

Shaw Hall Lane lies off Stafford Road in a delightful, semi rural location. There are excellent communications with the extensive amenities afforded by Wolverhampton City and Stafford Town Centres being within easy reach and the M54 (J2) being within a couple of minutes' drive. The more local amenities provided by both Coven and Brewood village centres are nearby and the area is well served by schooling in both sectors.

DESCRIPTION

This is a charming, detached character cottage which occupies a delightful plot with gated off road parking and a private well established rear garden. The internal accommodation briefly comprises entrance hall, breakfast kitchen, shower room, dining and lounge areas to the ground floor. To the first floor there are two double bedrooms. The property benefits from majority double glazing, central heating and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a UPVC double glazed door. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap. There are double glazed leaded windows to the front and rear elevations, radiator and a cupboard which houses the wall mounted central heating boiler. There are spaces for appliances including oven, fridge freezer and washing machine. The SHOWER ROOM has a walk in cubicle with multi headed shower, low level WC, pedestal wash hand basin and a double glazed leaded window to the rear elevation. The LOUNGE has a DINING AREA with a double glazed leaded window to the rear and radiator. The LOUNGE has a double glazed leaded window to the front elevation, radiator, understairs storage, wiring for the wall lights, coal effect gas fire with surround and the staircase which rises to the first floor landing.

The FIRST FLOOR LANDING has a storage heater and double glazed leaded window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed leaded window to the front elevation and a built in storage cupboard with inset shelving. DOUBLE BEDROOM 2 has a loft access and double glazed leaded window to the front elevation.

OUTSIDE

There is a gate which gives access to the cottage garden which can provide OFF ROAD PARKING. There is a large lawn area with well established and stocked borders with a natural hedge boundary, a pond and a path leading to the rear of the garden.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard is 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>
The long term flood defences website shows very low risk

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Offers In The Region Of
£320,000

EPC:

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.



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Coven Heath

TOTAL: 63.8sq.m. 687sq.ft.

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



