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Ball Lane, Coven Heath, WV10 7HD

Offers Around
£155,000



Property Description

Set in an idyllic location within the much sought after village of Coven, this exceptional property offers immaculately presented and spacious accommodation throughout. Coven village itself offers the convenience of local amenities, to include post office, convenience store, village public house, main bus routes into Wolverhampton and Stafford and easily accessible road network links to the M54/M6 motorways. This splendid bespoke double unit park lodge sits within a fantastic development, neatly tucked away at the head of its own approach with only a select number of neighbouring designs. With accommodation comprising of; side entry door leading into a welcoming hallway, a splendid living room with dual aspect windows and the most impressive kitchen with dining area and central island, inner hallway leading to two well proportioned double bedrooms, both with fitted wardrobes and master bedroom having dressing area and en suite shower room. To finally finish the layout of the accommodation is a beautiful bathroom with rolled top bath. The property sits on a generous plot with a parking space and low maintenance garden surrounding. Further benefiting from double glazing and central heating, this property warmly invites a viewing. Please note this property is subject to an age restriction of 55 and over and monthly ground rent charges.

Accommodation

SIDE ENTRANCE DOOR

OPEN PLAN KITCHEN AND DINING AREA 5.9m x 4.0m (19'4" x 13'1")

LIVING ROOM WITH DUAL ASPECT WINDOWS 5.9m x 3.5m (19'4" x 11'5")

INNER HALLWAY

MASTER BEDROOM WITH DRESSING AREA 4.6m x 3.0m (15'1" x 9'10")

ENSUITE SHOWER ROOM 2.9m x 1.2m (9'6" x 3'11")

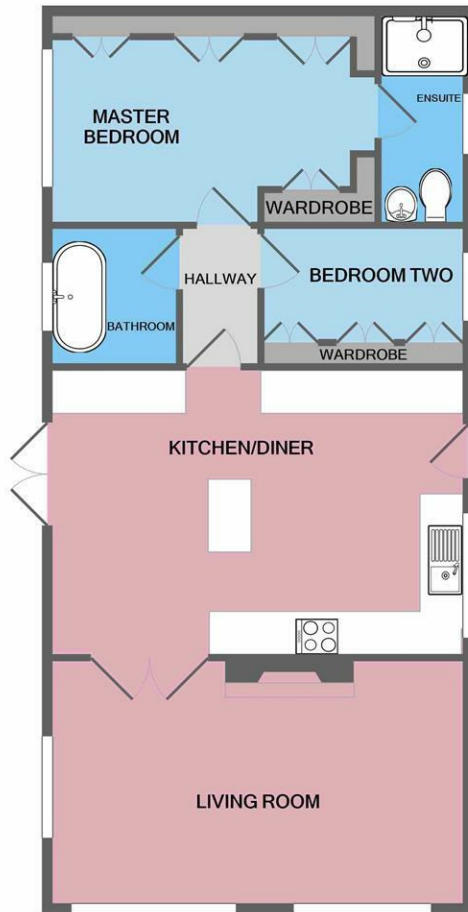
BEDROOM TWO 2.9m x 1.8m (9'6" x 5'10")

BATHROOM 1.9m x 1.8m (6'2" x 5'10")

Tenure:



Floor Plan: Ball Lane, Coven Heath, WV10 7HD



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Wolverhampton

18 Darlington Street, Wolverhampton, West Midlands, WV1 4HW

To book a viewing
Call us on **01902 427257**



We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

