

Stadacona, Stafford Road, Coven, Wolverhampton, South Staffordshire, WV10 7BN

BERRIMAN EATON



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An elegant country home providing fine living accommodation
with the benefit of a self-contained annex, a large detached leisure room
and extensive grounds of approximately 1.75 acres

LOCATION
Stadacona stands within large, private grounds on the fringes of Coven in an accessible position alongside the Stafford Road. Coven is a sought after village and offers a range of local facilities which are ample for everyday needs.

Communications are excellent with A449 facilitating fast access to Wolverhampton City Centre and Stafford with the M54 (Junction 2) being easily accessible within a few minutes drive. The M6 and M6 Toll are also within easy reach, local rail services run from Codsall and mainline services run from both Wolverhampton and Stafford.

DESCRIPTION
Stadacona is a handsome, detached house with attractive, white-rendered elevations with casement windows throughout. The house has been well maintained over recent years and offers flexible living accommodation with excellent sized rooms to the principal property which also benefits from a self-contained adjoining annex with sitting room and ensuite bedroom.

There is a superb leisure or party room in the grounds and the house is approached over a sweeping driveway and has large gardens with a substantial paddock beyond. The house benefits from a well appointed kitchen, gas fired central heating and double glazing.

ACCOMMODATION
An enclosed PORCH with laminated flooring leads to the HALL with laminated flooring, coved ceiling, understairs cupboard and a CLOAKROOM with white suite and laminated flooring. The LOUNGE is a charming room with ceramic tiled fireplace, plaque rail, laminated flooring and glazed door and window to the GARDEN ROOM with a light, corner aspect, laminated flooring and inter-connecting doors to the DINING ROOM which is of an excellent size with a wide bank of windows and French doors to the rear garden, laminated flooring and coved ceiling. The BREAKFAST KITCHEN has a recently re-fitted range of contemporary units and appliances with an induction hob with stainless steel extraction chimney above, stainless steel double electric oven, integrated dishwasher, integrated ceiling lighting, tiled walls, a pantry and a door to the LAUNDRY / SECOND KITCHEN with a co-ordinating range of units, Stoves stainless steel double electric hob and Smeg five-ring gas hob with stainless steel chimney above, laminated flooring and a door to a guest CLOAKROOM with white suite. There is a large VERANDAH providing further seating areas with a wide bank of French doors and windows overlooking the rear garden and laminated flooring.

A door from the laundry / second kitchen leads to the ANNEX ACCOMMODATION with a sitting room with laminated flooring and a double bedroom with laminated flooring and a shower room ensuite.

A staircase rises from the hall of the principal house to the large, first floor LANDING with ample room for a study area. The PRINCIPAL SUITE has a large double bedroom with triple aspect, coved ceiling, laminated flooring and a well appointed ensuite shower room with white suite together with a range of three fitted, corner wardrobes. There are TWO FURTHER DOUBLE BEDROOMS, a BATHROOM and a separate WC with bidet.

OUTSIDE
Stadacona is approached over a sweeping driveway leading through the propertys grounds to a large area of hardstanding driveway parking. There is a DETACHED GARAGE and a large LEISURE ROOM / PARTY ROOM which could be utilised for a variety of different purposes and which consists of a large principal leisure area with laminated flooring and an adjoining CLOAKS AND CHANGING AREA with wc and two wash basins.

There are expansive GARDENS providing a superb amount of external recreational areas and a PADDOCK beyond with old brick building.

PLEASE NOTE
There will be a clawback clause relating to any potential future development with an uplift of 50% of the enhanced value attributable to the grant of planning being payable for the duration of 40 years from the date of completion.

SERVICES
We are informed by the Vendors that all main services are installed.

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COUNCIL TAX BAND G - South Staffordshire DC.

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POSSESSION Vacant possession will be given on completion.

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VIEWING Please contact the Tettenhall office.

DIRECTIONS
Proceed out of Wolverhampton City Centre along the Stafford Road (A449) and continue over the M54 island. Shortly after passing the double mini-roundabouts at Coven and just after passing Light Ash Lane on the left hand side the driveway to Stadacona may be found on your left identified by the agents For Sale sign.

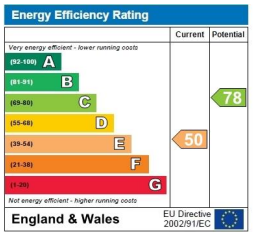
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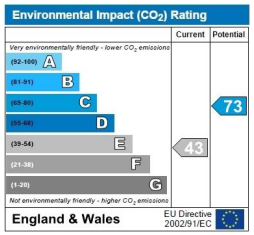
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Offers around
£545,000





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.

STADACONA
STAFFORD ROAD
COVEN

Approx Overall Floor Area
HOUSE: 246.2sq.m 2650sq.ft.
OUTBUILDING: 71sq.m 764sq.ft.
TOTAL: 317.2sq.m 3414sq.ft.
(excluding garage)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE

