



**128, Coniston Road
Palmers Cross, Wolverhampton, Staffordshire WV6 9DU**

Offers in the region of £275,000

AN ATTRACTIVE AND GENEROUSLY PROPORTIONED THREE BEDROOM DETACHED BUNGALOW OFFERING VERSATILE LIVING ACCOMMODATION AND A CHARMING SOUTH WEST FACING REAR GARDEN *NO UPWARD CHAIN**

Situated in a popular residential area this property is pleasantly set back from the road and enjoys a convenient location within short walking distance of excellent local facilities and amenities.

The accommodation briefly comprises porch, entrance hall, open plan dining kitchen, utility room, large living room, conservatory, three light and airy double bedrooms and a family shower room. The property benefits from ample off road parking and beautifully maintained gardens.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY AND ITS IDEAL LOCATION.

LOCATION

The property is situated in a consistently popular and quiet residential area within walking distance to local shops and amenities. There are excellent transport links with regular bus services to the surrounding areas.

PORCH

8'3" x 5'11" (2.54 x 1.81)

Having a double glazed front entrance door, two double glazed windows to the side, ceramic tile flooring and a door leading into the entrance hall.

ENTRANCE HALL

16'7" x 10'7" max (5.07 x 3.23 max)



A welcoming and spacious entrance hall having a glazed door to the front, plaster coving to the ceiling, double central heating radiator, loft hatch giving access to the roof space above and doors leading to the living and dining room, kitchen, three bedrooms, family shower room, and two storage cupboards.

LIVING ROOM

19'11" x 14'11" (6.08 x 4.56)



A comfortable family living room having feature fireplace with gas fire and tiled surround, plaster coving to the ceiling, two central heating radiators and a large double glazed sliding patio door to the rear opening into the conservatory.

CONSERVATORY

11'5" x 11'1" (3.49 x 3.39)



A good size conservatory consisting of dwarf walls, ceramic tile flooring, double glazed windows and french doors leading out onto the rear garden.

OPEN PLAN DINING KITCHEN

20'7" x 12'4" (6.28 x 3.76)



A well-proportioned open plan dining kitchen with ample space for a full-size dining table. Having wall and base units, roll top work surfaces with tiled splashbacks and a stainless steel sink with drainer and mixer tap.

The kitchen benefits from integrated appliances that include an electric oven and gas hob with built-in extractor fan over. There is space for a freestanding dishwasher.

Double central heating radiator, two double glazed windows with one to the side and one to the rear, built-in storage cupboard and an obscure glazed door opening into the utility.



UTILITY

14'11" x 7'2" (4.56 x 2.20)



A useful utility room having ceramic tile flooring, space and plumbing for freestanding appliances, door to the garage and a double glazed window and door to the rear opening out to the garden.

MASTER BEDROOM

13'3" x 10'11" (4.06 x 3.33)



A light and airy master bedroom having built-in wardrobes, plaster coving to the ceiling, double central heating radiator and a double glazed bay window to the front.

BEDROOM TWO

10'11" x 9'10" (3.34 x 3.01)



A good size bedroom having built-in wardrobes, plaster coving to the ceiling, central heating radiator and a double glazed window to the front.

BEDROOM THREE

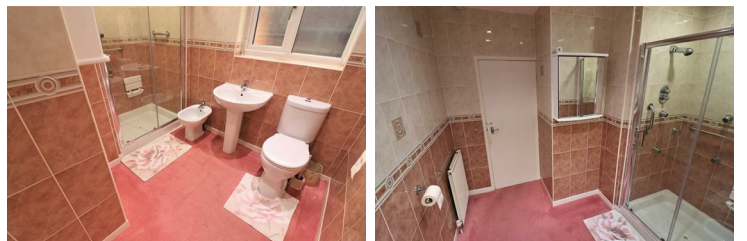
10'4" x 7'0" (3.16 x 2.14)



Another good size bedroom having a central heating radiator and double glazed window to the side.

FAMILY BATHROOM

9'6" x 7'8" (2.91 x 2.34)



Having a large shower enclosure with glazed sliding doors and a five head full-body thermostatic shower over, pedestal wash hand basin, close coupled w.c., bidet, central heating radiator and an obscure double glazed window to the side.

OUTSIDE - FRONT

The property sits well on its plot with an attractive and well-presented frontage having a low-level brick boundary wall, lawn, borders with mature planting and a brick paved driveway that provides ample off road parking and leads to the front entrance porch and attached garage.

REAR



The property benefits from a beautifully kept and well proportioned south west facing rear garden having a patio area ideal for seating, shaped lawn and borders stocked with mature planting.



COUNCIL TAX BAND D

Wolverhampton City Council - Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

SERVICES

We are informed by the vendor that all mains services are connected.

POSSESSION

Vacant possession will be given on completion.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

FIXTURES AND FITTINGS

The vendors inform us that all items of fixtures and fittings remaining in the property are included.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

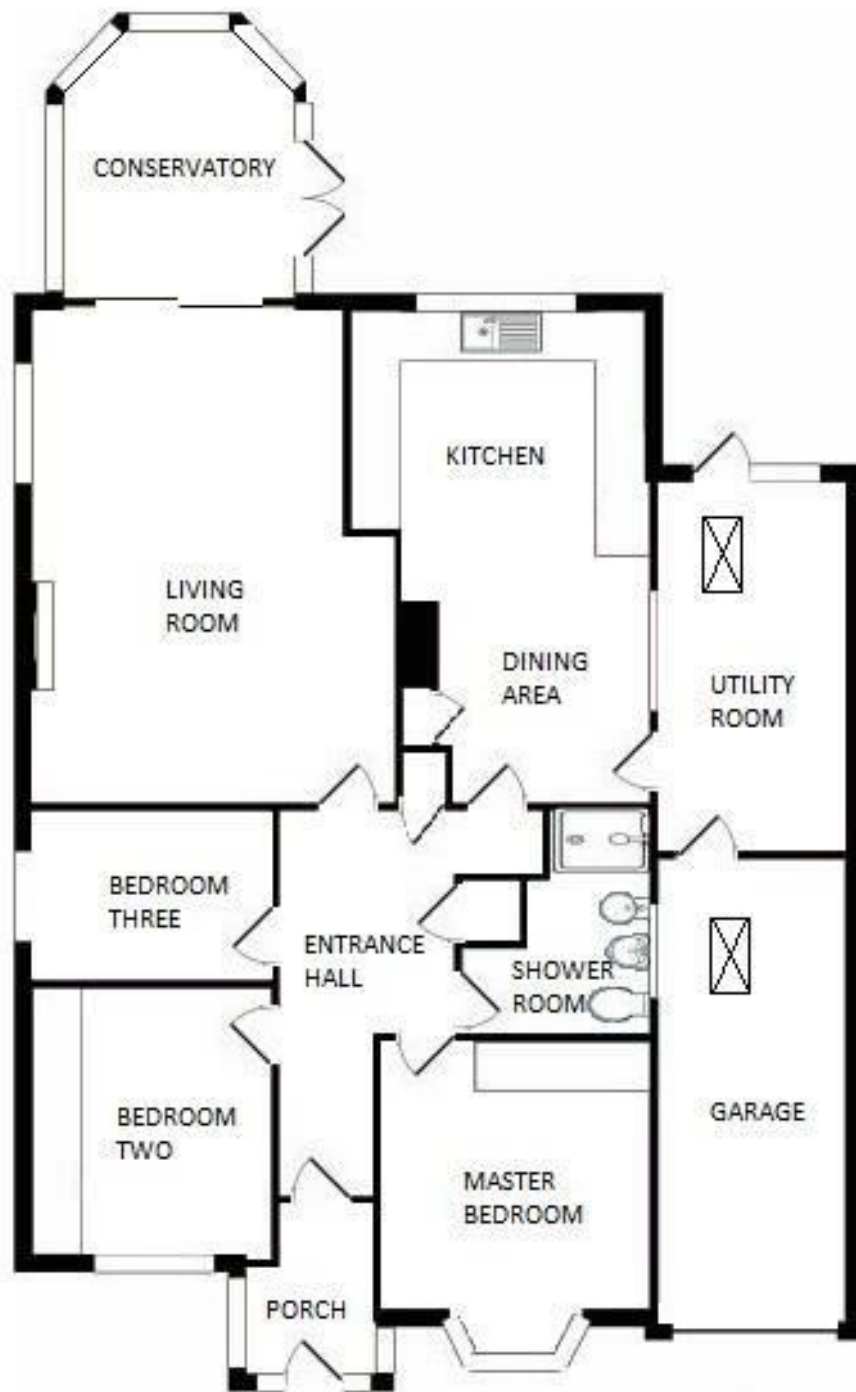
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.



128 CONISTON ROAD



TOTAL APPROX. FLOOR AREA 128 SQ.M

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

Energy Efficiency Rating		Current	Potential
		82	83
Energy Efficiency Rating Legend			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	1-38		
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
		78	56
Environmental Impact (CO ₂) Rating Legend			
A	35-47		
B	48-57		
C	58-67		
D	68-77		
E	78-87		
F	88-97		
G	98-107		
England & Wales			

94a Wolverhampton Road, Codsall, Wolverhampton, Staffordshire, WV8 1PE
Tel: 01902 847358 Email: enquiries@worthingtonestates.co.uk

