



12, Riverside Way
Coven, Wolverhampton, Staffordshire WV9 5JF
Offers in the region of £180,000

"A WELL PRESENTED TWO BEDROOM SEMI-DETACHED FAMILY HOME OFFERING WELL PROPORTIONED LIVING SPACES"

The property is conveniently located on a pleasant and quiet cul-de-sac in this established residential area and benefits from access to open countryside, Watershead brook, and the River Penk.

The accommodation is ideally suited to modern family occupation and briefly comprises entrance hall, living room, kitchen diner, two light and airy bedrooms, and a contemporary family bathroom. The property benefits from an attractive frontage with ample off road parking and a good size enclosed rear garden.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS ATTRACTIVE AND SPACIOUS FAMILY HOME.

12 Riverside Way, Coven, Wolverhampton, Staffordshire WV9 5JF

LOCATION

Coven is a sought after South Staffordshire village with a variety of everyday facilities and amenities. The highly publicised I-54 development is within easy reach and the M6, M6 Toll and M54 are within a few minutes drive making this an ideal location for commuting. The area is well served by a variety of good schools.

Outdoor activities such as walking and cycling can be enjoyed all year round with easy access to open countryside, Watershead brook, and the River Penk. all within easy reach from this popular and established residential area.

ENTRANCE HALL

3'11" x 2'11" (1.21 x 0.90)

A welcoming entrance hall having a composite door to the front, double central heating radiator, laminate flooring, double glazed window to the side, stairs to the first floor, and a door opening into the living room.

LIVING ROOM

13'0" x 10'9" (3.97 x 3.28)



A comfortable family living room having a feature fireplace with living flame effect gas fire, timber surround and stone hearth, laminate flooring, double glazed window to the front, and a door opening into the kitchen.



KITCHEN DINER

14'0" x 7'5" (4.27 x 2.28)



A well-proportioned kitchen with ample space for a dining table. Having modern wall and base units with glazed display cabinets, roll top work surfaces with tiled splashback and a 1.5 bowl stainless steel sink with drainer and mixer tap.

The kitchen benefits from integrated appliances that include an electric oven and hob with stainless steel extractor fan over. There is space and plumbing for freestanding appliances such as a fridge freezer and washing machine.

Double central heating radiator, ceramic tile flooring, two double glazed windows to the rear, and a door to the side opening out to the garden.

LANDING

6'5" x 2'11" (1.97 x 0.91)

Having loft hatch giving access to the roof space above, double glazed window to the rear and doors leading to the two bedrooms and family bathroom.

PRINCIPLE BEDROOM

11'3" x 10'11" (3.45 x 3.34)



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

BEDROOM TWO

9'3" x 7'4" (2.84 x 2.26)

A good size second bedroom having a double central heating radiator and double glazed window to the rear.

FAMILY BATHROOM

6'2" x 5'11" (1.90 x 1.82)



A contemporary family bathroom having a panel bath with a thermostatic shower over, pedestal wash hand basin, close coupled WC, fully tiled walls, laminate flooring, double central heating radiator, and an obscure double glazed window to the rear.

OUTSIDE - FRONT



The property sits well on its plot with an attractive modern frontage having a good size tarmac driveway that provides ample off road parking and leads to the front entrance door and side gate.

REAR



To the rear is a well maintained enclosed rear garden having patio area ideal for seating and entertaining during the summer months, lawn and planted borders.



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COUNCIL TAX BAND B

South Staffs CC- 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

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

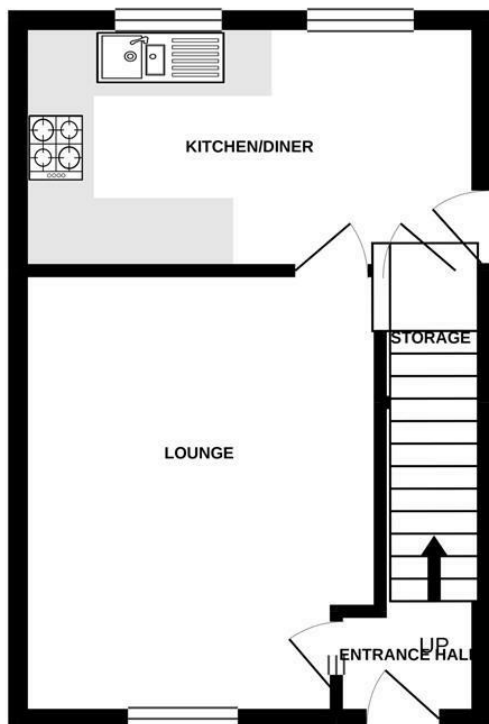
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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

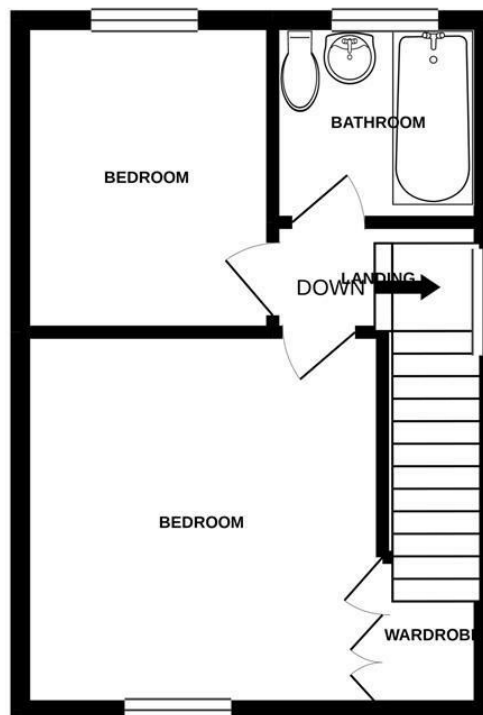
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Energy Efficiency Rating	Score	Environmental Impact (CO ₂) Rating	Score
	86		41
	41		86

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