



33 CINDER HILL LANE, COVEN WOLVERHAMPTON, WV9 5DT

OFFERS IN THE REGION OF £250,000

FREEHOLD

Three bedroom semi-detached home in a desirable village location with convenient access to the Motorway network as well as commuter links to Wolverhampton, Stafford and Cannock. Featuring a spacious living room, dining kitchen, large conservatory, three bedrooms and re-fitted shower room, the property also has a driveway providing off road parking, side garage and pleasant rear garden.

33 CINDER HILL LANE

- POPULAR VILLAGE LOCATION • CONVENIENT
- FOR MOTORWAY ACCESS • SIDE
- GARAGE • LARGE
- CONSERVATORY • KITCHEN/DINER • SPACIOUS
- LOUNGE • RE-FITTED SHOWER ROOM



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

ENTRANCE HALL

Useful store/cloaks cupboard and doorway to the living room.

LIVING ROOM

13'6" max, 10'2" min x 15'8"

Double-glazed window to the front, radiator, staircase to the first floor landing and doorway to the dining kitchen.

DINING KITCHEN

15'8" x 9'11" max, 8'3" min

Double-glazed window to the rear, sliding patio door to the conservatory, radiator, range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit.

CONSERVATORY

15'8" x 11'6"

Large conservatory with double-glazed windows and doors to the rear, doorway to the side garage.

FIRST FLOOR LANDING

Double-glazed window to the side, loft access hatch.

BEDROOM ONE

11'8" max, 10'5" min x 8'10"

Double-glazed window, radiator.

BEDROOM TWO

10'3" x 8'10"

Double-glazed window, radiator.

BEDROOM THREE

8'9" max, 7'5" min x 6'7"

Double-glazed window, radiator.

SHOWER ROOM

Double-glazed obscure window to the rear, under floor heating, towel rail, built in airing cupboard, suite comprising low-level w.c, sink with vanity cupboard beneath and shower enclosure.

SIDE GARAGE

17'7" x 7'9"

Electronic up and over door to the front, doors to the rear garden and conservatory.

GARDEN

To the rear of the property is a pleasant enclosed lawned garden.

TENURE Freehold

The property is freehold.

COUNCIL TAX

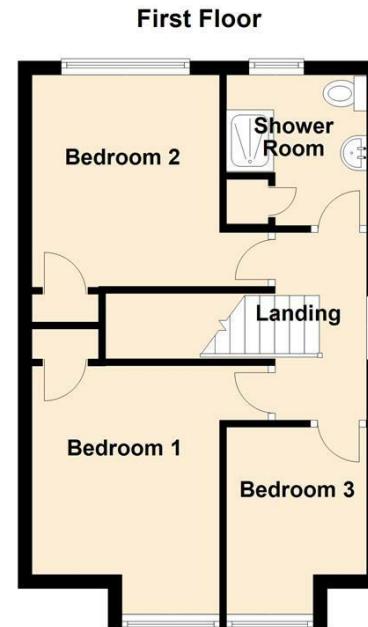
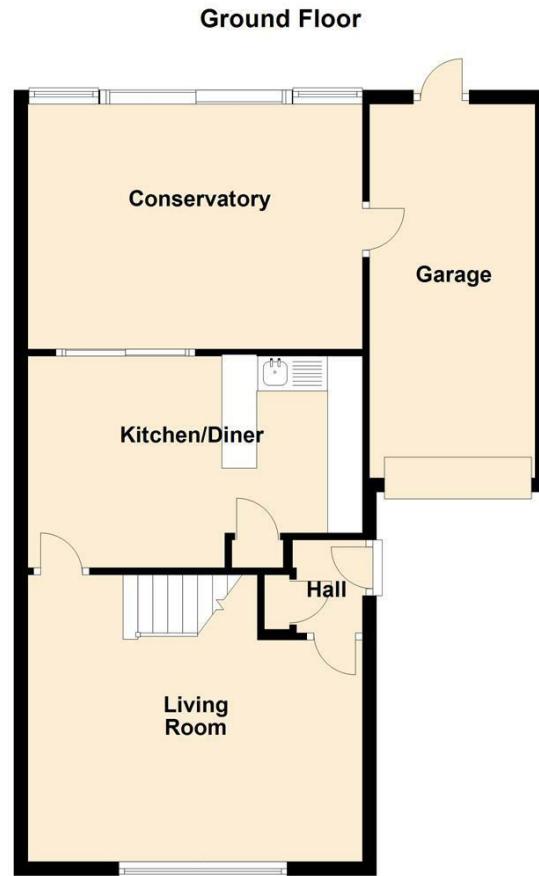
South Staffordshire Council - Tax Band C

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

33 CINDER HILL LANE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		67
(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	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements