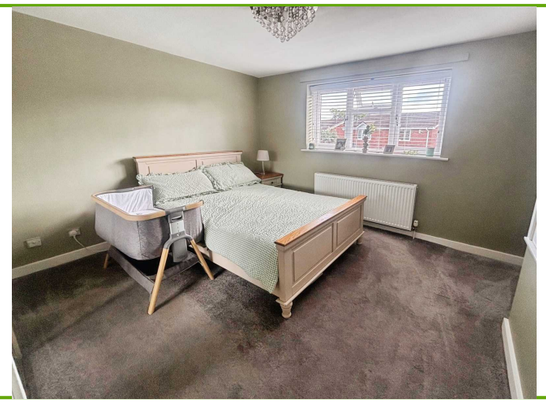
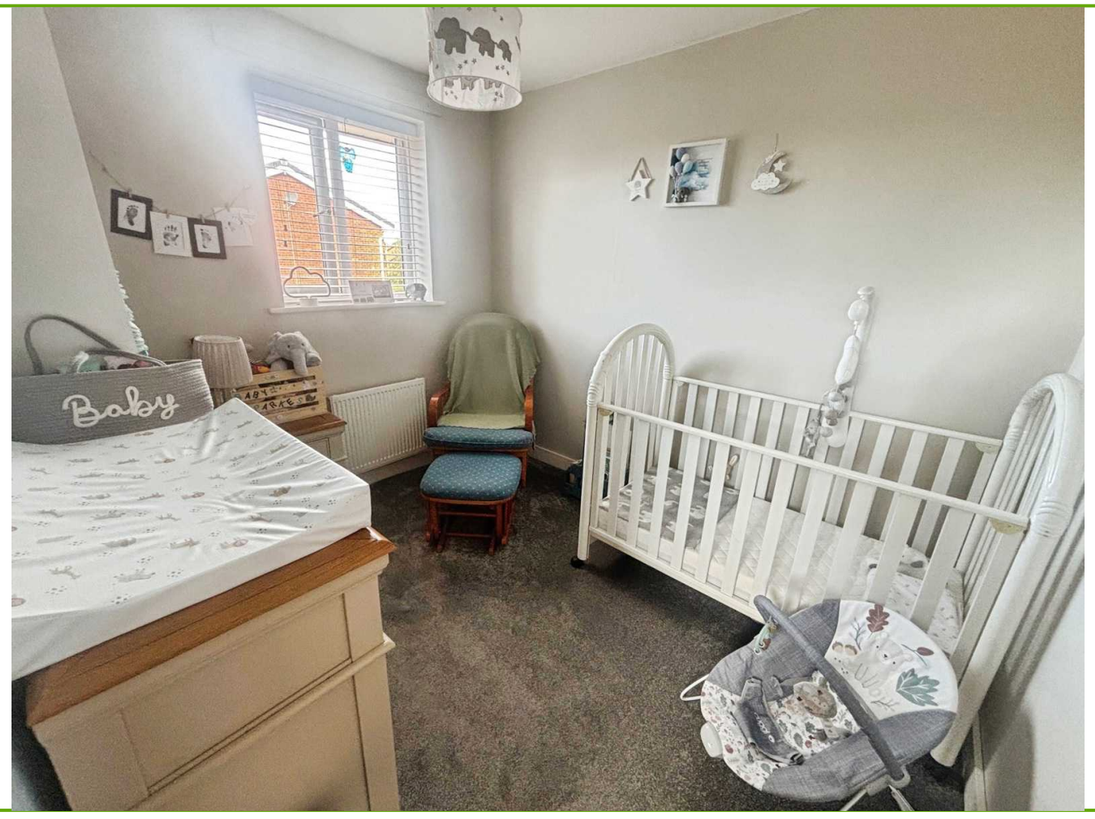
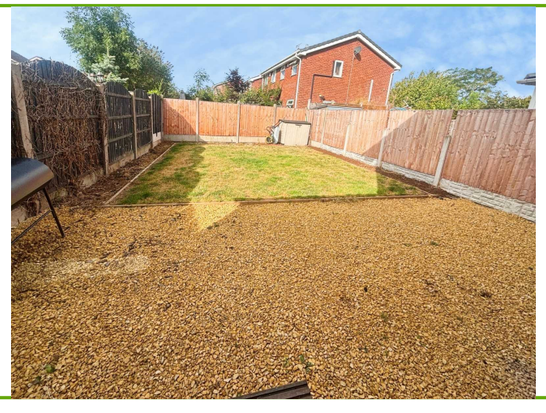


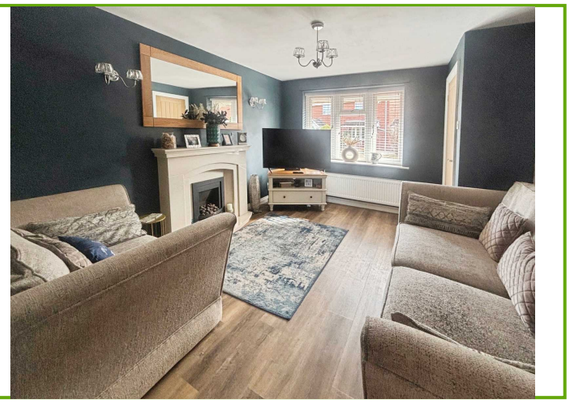














Coulter Grove, Perton,
Wolverhampton, Staffordshire,
WV6

Asking Price: £240,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Coulter Grove, Perton, Wolverhampton, Staffordshire, WV6

Asking Price: £240,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: TBC
Local Authority: South Staffordshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

• EXTENDED TWO BEDROOM SEMI DETACHED HOUSE, • LOUNGE AND KITCHEN/DINER, • GARAGE AND LONG DRIVEWAY, • UPDATED BATHROOM W/C, • FRONT AND REAR GARDENS, • DOUBLE GLAZING FITTED IN 2025/GAS CENTRAL HEATING (NEW RADIATORS)

Description
A VIEWING IS HIGHLY RECOMMENDED ON THIS EXTENDED TWO BEDROOM SEMI DETACHED HOUSE OCCUPYING A MOST SOUGHT AFTER CUL DE SAC LOCATION IN THE AREA OF PERTON. THIS PROPERFTY HAS BEEN UPDATED BY THE OWNERS TO INCLUDE NEW DOUBLE GLAZING IN 2025. NEW FENCING. FLAT ROOF REPLACED AND NEW RADIATORS. MODERN DECOR. ELECTRIC GARAGE DOOR AND A NEW BATHROOM APPEALING TO A WIDE VARIETY OF BUYERS. The accommodation briefly comprises: ENTRANCE HALL with a composite door. LOUNGE with a feature fireplace housing a gas fire. EXTENDED KITCHEN/DINER appointed with a range of wall and base units and will include the oven and dishwasher. DINING AREA has a double glazed door leading on to the rear garden and access to the garage. FIRST FLOOR: Loft access. TWO GOOD SIZED BEDROOMS with bedroom one having a built in double wardrobe and then the BATHROOM has a white three piece suite. OUTSIDE: This property benefits from AN ENCLOSED REAR GARDEN with lawn areas, patio area, new fencing whilst to the front THE LONG DRIVEWAY and GARAGE provides off road parking. EPC GRADE AWAITED.

Location
The property is situated on the outskirts of the Perton development in a cul-de-sac location. Amenities are available in the Perton Centre with the city centre of Wolverhampton approx 5 miles away and the motorway links of the M6 and M54 are within commuting distance.

Entrance Hall
Double glazed composite door, stairs to first floor.

Lounge
13'5"x10'6" (4.1mx3.2m)
Double glazed window, radiator, fireplace housing a gas fire.

Kitchen/Diner
22'2"x8'4" (6.76mx2.54m)
Wall and and units with surfaces over, space for appliances, oven and dishwasher included. radiator, double glazed window.

Dining Area
Double glazed patio door leading to the rear garden, access into the garage.

Stairs to:

First Floor Landing
Loft access, side double glazed window.

Bedroom One
13'7"x12'2" (4.14mx3.7m)
Double glazed windows, radiator, built in double wardrobe.

Bedroom Two
9'3"x7'7" (2.82mx2.3m)
Double glazed window, radiator.

Bathroom W/C
5'8"x5'7" (1.73mx1.7m)
White three piece suite, radiator, double glazed window.

Outside

Rear Garden
Lawn areas, patio areas.

Front Garden
Lawn area.

Garage And Driveway
15'9"x8'2" (4.8mx2.5m)
Power and light connected.

Local Authority/Council Tax Band
South Staffordshire Council/Band B

Tenure
Freehold

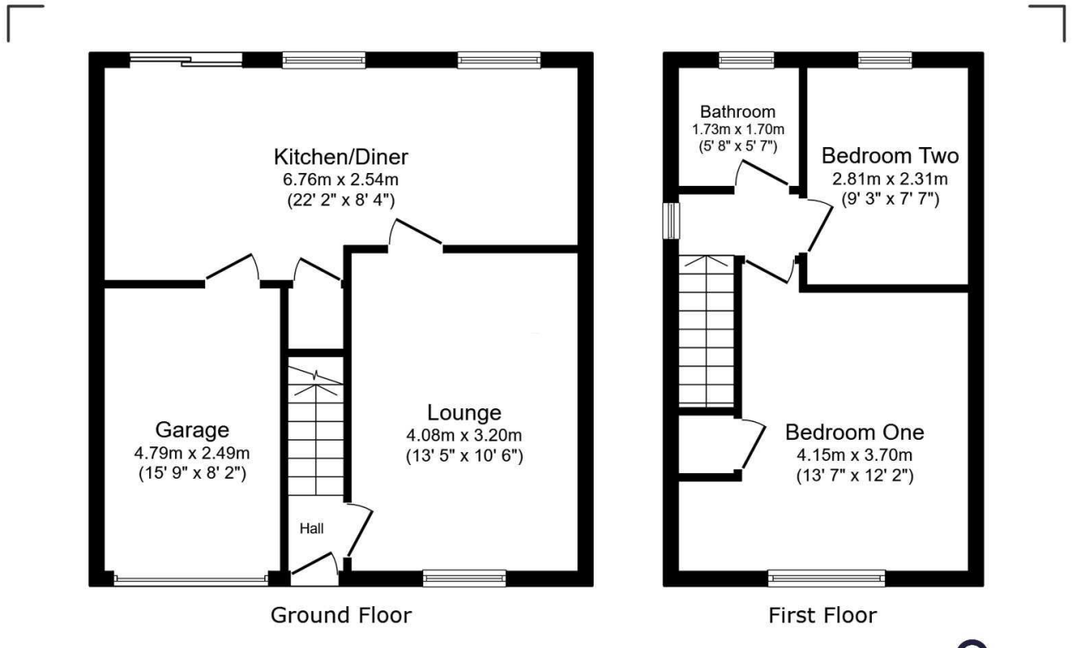
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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.