



Grange Cottage, 64 Brewood Road, Coven, Wolverhampton, WV9 5DL

BERRIMAN  
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# Grange Cottage, 64 Brewood Road, Coven, Wolverhampton, WV9 5DL

A superbly situated, detached family home providing excellent accommodation at the heart of a sought after South Staffordshire village

## LOCATION

Grange Cottage stands in the centre of Coven which is a small, South Staffordshire village lying in an easily commutable position with convenient access to the motorway network. Both the M6 and M54 are within a few minutes drive which facilitate travel to the entire industrial West Midlands whilst several major business centres are nearby including the City of Wolverhampton, Stafford and Telford with its extensive retail and business parks.

Local, everyday shopping facilities are available within Coven itself, the area is well served by schooling in both sectors with St Dominic's Grammar School in Brewood, Stafford Grammar and Wolverhampton Grammar School all being worthy of note and regular mainline rail services run from both Wolverhampton and Stafford with Codsall Train Station also being nearby.

## DESCRIPTION

Grange Cottage is a well built, modern house occupying a generous plot with an impressive, wide frontage in the centre of the village. The property was purchased by the current owners in 2014 and was fully refurbished at that time. It is now appointed to a high standard throughout and is presented with much style and flair.

The house enjoys an open aspect over a small green to the front and is not overlooked to the rear. It is within easy walking distance of all of the shops.

## ACCOMMODATION

An oak front door opens into the HALL with oak flooring, coved ceiling and a well appointed CLOAKROOM with a contemporary suite with a WC with concealed flush, vanity unit with wash basin, tiled floor, coat hooks, coved ceiling and a window to the front. The LOUNGE has a light through aspect with a bow window to the front and double glazed bifold doors to the conservatory, oak flooring, a contemporary wall mounted electric and pebbled fireplace and ceiling coving. The CONSERVATORY is a superb further living space of some note with ample space for both lounge and dining areas, it is fully double glazed with bifold doors to the garden, a radiator helping to make the room useable all year round and tiled flooring. The DINING KITCHEN has been appointed to an excellent standard with a comprehensive range of contemporary gloss fronted units with inset plinth lighting and a coordinating centre island, a five ring gas hob with filtration unit above, a built in electric oven, combination microwave and oven and a warming drawer, a wine cooler, an integrated dishwasher, a built in larder fridge, a built in larder freezer, bifold doors to the conservatory, a stable style rear door and window, integrated ceiling lighting and tiled flooring.

A staircase with glazed balustrading rises to the galleried landing above with a window to the front and ceiling coving. The PRINCIPAL SUITE has a double bedroom with wooden flooring, bay window to the rear, ceiling coving and a well appointed EN-SUITE SHOWER ROOM with a full body shower, WC with concealed flush and wall hung wash basin, tiled walls and floor, integrated ceiling lighting, a window and a chrome towel rail radiator. BEDROOMS TWO AND THREE are both double rooms in size with wooden flooring and built in wardrobes and the BATHROOM has a stylish suite with a freestanding bath, WC and wall hung wash basin, tiled walls and floor, a backlit mirror, integrated ceiling lighting, a window and a chrome towel rail radiator.

## OUTSIDE

Grange Cottage stands behind an impressively wide frontage with a DRIVEWAY laid in brick pavements providing ample off street parking, low built boundary walls, a front lawn with stocked beds and borders. GARAGE ONE has a remote controlled roller shutter door, electric light and power, a sunken inspection pit and a sliding door at the rear into the LAUNDRY with wall and base mounted units, plumbing for a washing machine, space for a tumble dryer, tiled floor, integrated ceiling lighting, a wall mounted Worcester Bosch gas fired central heating boiler and a rear window and door to the garden. GARAGE TWO has a remote controlled roller shutter door, electric light and power, a circular window to the front and a window and door to the garden.

The REAR GARDEN has been thoughtfully landscaped with a paved patio, gravelled reflection terrace and shaped lawn with well stocked and planted beds and borders and a further gravelled seating terrace to the rear. There is gated side access to the front.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – South Staffordshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around  
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EPC:

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

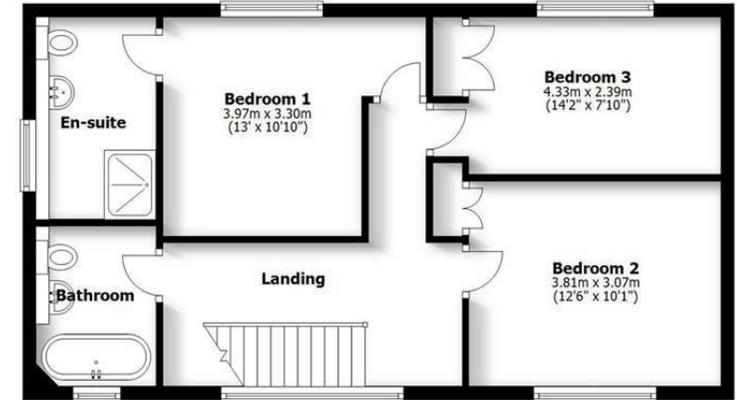
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**GRANGE COTTAGE**  
64 BREWOOD ROAD, COVEN



**Ground Floor**



**First Floor**

HOUSE: 138.2sq.m. 1487sq.ft.  
GARAGES: 38.1sq.m. 410sq.ft.  
**TOTAL: 176.3sq.m. 1897sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

