



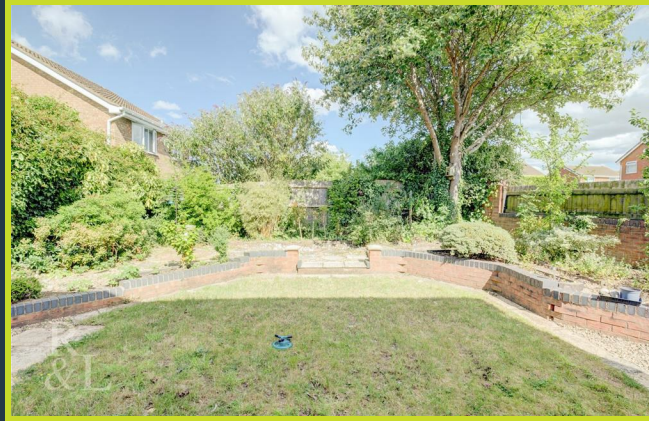
31 Cornmill Grove

| WV6 7XU | £400,000

ROYSTON
& LUND

- Four Bedroom Detached
- Generous Size Main Bedroom
- Bay Window
- Off-road Parking // Attached Garage
- EPC Rating - C
- Kitchen with Connecting Dining Room & Utility
- En-suite // Ground Floor WC
- Sliding Patio Door to Sizable Garden
- Planning Permission
- Council Tax Band - D





Royston & Lund are delighted to present this beautifully presented four-bedroom detached home, offering a perfect blend of modern comfort and stylish design. This property boasts generous living spaces inside and out — ideal for families or those who love to entertain.

Upon entering the home, to the left, step into a spacious living room, enhanced by an airy bay window that fills the space with natural light. Flowing seamlessly from here is the dining room, creating a perfect open-plan area for family gatherings or dinner parties. From the dining room, patio doors lead out to a mature garden — a true highlight of the home — featuring a variety of plants, including a mature tree, and a private side area accessible through a charming wooden gate.

Back inside, the kitchen is well-appointed with wooden worktops, modern neutral cabinetry, suspended pendant lighting, and neutral tiling, giving a clean, contemporary finish. The kitchen also benefits from a connecting utility room, offering practical space for laundry and additional storage.

Conveniently located off the hallway is a ground floor WC, ideal for guests and everyday family use.

Upstairs, the property offers four generously sized bedrooms, including a master suite with fitted wardrobes and a private en-suite bathroom. A well-maintained family bathroom serves the remaining bedrooms, all decorated in neutral tones to suit any style.

Outside, the property provides parking for multiple vehicles on a gravel-finished driveway, bordered by attractive planting that enhances the home's curb appeal.

Amenities in the area include local supermarkets, Well Pharmacy, Perton First School, GP surgeries, good transport links, and a variety of green spaces including woods, lakes, and parks — all contributing to a well-connected and family-friendly location.

PLANNING PERMISSION // 24/00434/FULHH - Porch extension, garage conversion, single storey rear extension, single-storey side extension and new carport





EPC

Energy Efficiency Rating

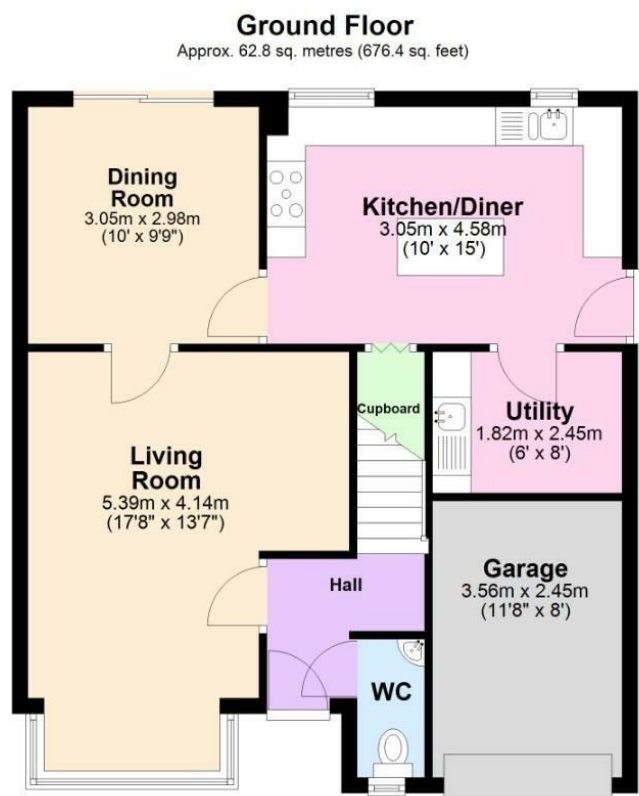
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 119.6 sq. metres (1287.0 sq. feet)

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ROYSTON
& LUND