



21 Coton Road

| WV4 5AX | Asking Price £439,950

ROYSTON
& LUND

- Four Bedroom Detached
- Ample Size Kitchen
- Ground Floor Wet Room
- Main Bedroom with En-suite Bathroom
- EPC Rating - C
- Extensive Open-plan Living Room
- Connecting Dining Room
- Fitted Wardrobes
- Long Driveway with Attached Garage
- Council Tax Band - D





Royston and Lund are delighted to present this spacious four-bedroom detached home, offering generous living space both inside and out, designed with comfort and practicality in mind.

At the heart of the home is an extensive open-plan living room, filled with natural light and opening through sliding patio doors onto a slabbed garden patio and well-kept lawn, framed by established shrubs and borders.

The adjoining kitchen is fitted with a wide range of wooden cabinetry and features a gas range cooker. A dedicated dining room provides a separate space for more formal meals, while a ground-floor wet room adds everyday convenience. Internal access is also available to the attached garage.

Upstairs, there are four bedrooms, some with fitted wardrobes for built-in storage. The principal bedroom benefits from its own en-suite bathroom, while a family bathroom serves the remaining bedrooms.

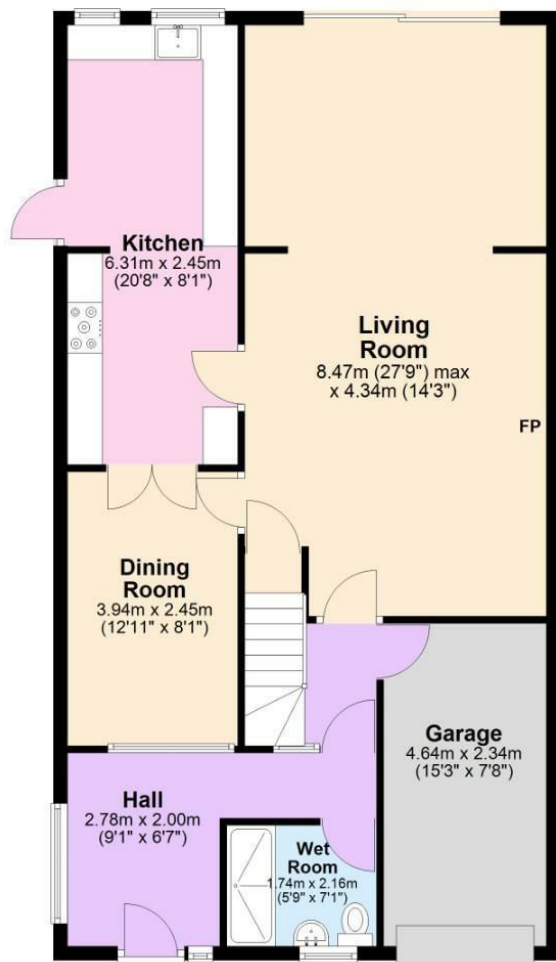
To the front, a long driveway provides ample parking for multiple vehicles, complementing the garage and adding to the home's practicality.

This property benefits from nearby shops, as well as local healthcare and schools such as The Royal School and Colton Hills. Transport links are excellent with bus routes, Wolverhampton Rail Station, and Priestfield Metro close by. Leisure and shopping are also well served with West Park and Bentley Bridge Retail and Leisure Park just a short distance away.



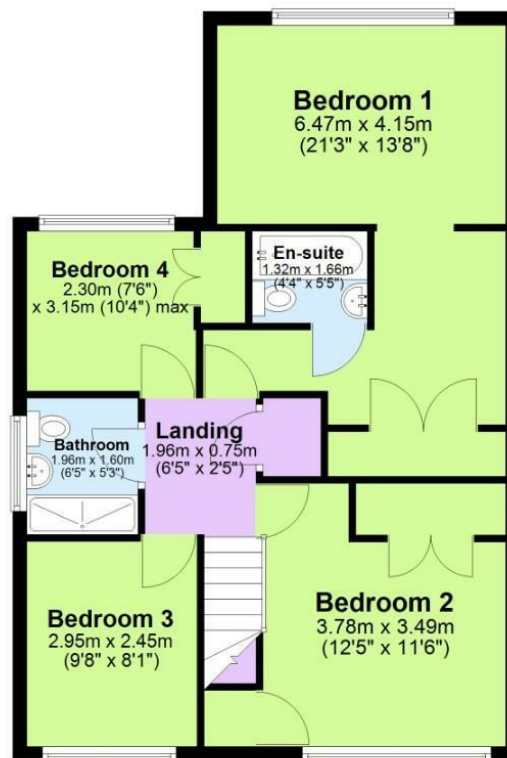
Ground Floor

Approx. 91.2 sq. metres (982.2 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



Total area: approx. 154.6 sq. metres (1663.9 sq. feet)



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		

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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



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**ROYSTON
& LUND**