



Brook Close,  
Coven WV9





*'A resplendent property in an idyllic setting, this three bedroom semi-detached house is pleasing both inside and out.'*

*Both front & rear gardens are kept to an exceptional standard, while the interior is neat and well-decorated.*

*The residence briefly comprises entrance hallway, kitchen, lounge, dining room, upstairs landing, two double bedrooms, a single bedroom and a family bathroom.'*



### Entrance Hallway

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Entrance to the property is granted via a glazed door situated to the side of the house. Upon crossing the threshold, you are welcomed in to the downstairs hallway featuring laminate flooring that runs through to the lounge area.

### Lounge

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*3.1m x 4.85m (10'2 x 15'10) in to alcoves*

Located to the front of the property, the sizeable living area is complemented well by the large bow window providing a pretty view to the front garden and allowing plenty of sunlight. A feature wall is the setting for a gas fireplace with hearth and surround with wall-mounted lighting above.

### Dining Room

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*4.16m x 2.44m (13'7 x 8') in to storage.*

Accessible via both lounge and kitchen, the spacious dining room features glazed doors that open on to a patio area to the rear of the property. Glazed doors and side windows permit the beauty of the rear garden to be enjoyed over the dining table. Under-stairs storage is located here, sealed within a cupboard to maintain a neat appearance.

### Kitchen

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*2.26m x 2.69m (7'4 x 8'8)*

Overlooking the rear garden, the kitchen is clean and uncomplicated. Dark roll-top, easy clean work surfaces and wooden fitted wall and floor units add a touch of style and incorporate a one and a half bowl sink & drainer. Walls are dressed in neutral tones with partial tiling completing the arrangement.

### Upstairs Landing

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Providing access to the three bedrooms and family bathroom.

### Bedroom 1

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*3.23m x 3.62m (10'6 x 11'8)*

The master bedroom is located to the rear of the property taking advantage of a larger floor area and added privacy. Decor is pleasingly elegant, as highlighted by the refined wall-mounted lamp and subtle colours. Additional storage is granted by fitted wardrobes.

### Bedroom 2

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*3.12m x 3.04m (10'2 x 9'10)*

To the front of the property and with two large windows, double bedroom 2 offers space, sunlight and practicality. Further storage is offered by more fitted wardrobe units.

### Bedroom 3

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*1.75m x 2.27m (5'7 x 7'4)*

Situated to the front of the property, bedroom 3 is ideal for single occupancy.





### Family Bathroom

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1.77m x 2.32m (5'8 x 7'6)

The family bathroom benefits from a low level W.C., pedestal sink and a panelled bath with curtain rail. There is also a power shower unit, a frosted glazed window to the rear and an airing cupboard.

### Front Garden

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The front of the property features a large driveway providing ample space for vehicles, along with access to the large garage. Kerb appeal is guaranteed by way of a well-kept lawn area and foliage.

### Rear Garden

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Attractive rear garden area is enclosed by panel fencing and includes a large lawn area plus a patio area for entertaining. Access is also provided to the garage via a doorway.

### Garage

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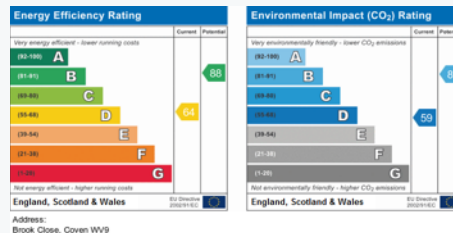
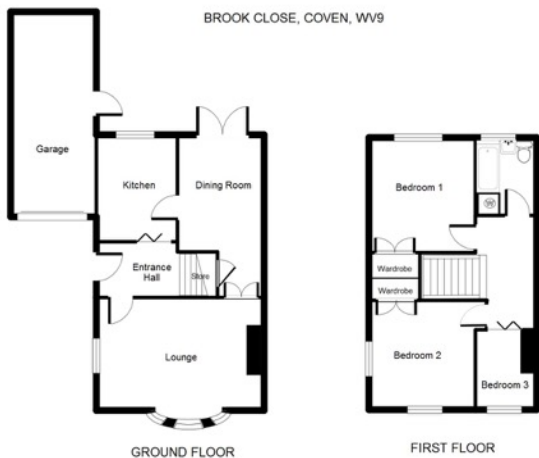
2.44m x 5.88m (8' x 19'3)

Large capacity outdoor storage space with up & over door, plus access door from the rear garden.

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Freehold - to be verified through the Surveyor or Solicitor of all interested parties.

# £174,995



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APPROX INTERNAL FLOOR AREA 72 sq.m / 775 sq.ft