



Connells

Coalway Avenue
Penn Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this exceptionally large and spacious detached four bedroom period family property. Benefiting from NO CHAIN this property would be an ideal family purchase, internally the property has an abundance of space and must be viewed in order to fully appreciate.

The property comprises of a large entrance porch, large and stylish entrance hall with original feature parquet flooring, entertainment family lounge, large formal dining room/ potential bedroom five, large entertainment style breakfast kitchen with feature island, downstairs wc and a separate utility. On the first floor there are four double bedrooms, two with en-suite shower rooms, family bathroom and a separate wc. This property offers huge potential for loft conversion which neighbouring properties have done, with a large gallery landing offering ample room for a conversion to be completed.

Externally there is a garage, drive / front garden area offers ample scope for increasing the parking area and side gated access. To the rear there is a large raised patio area with steps leading down to a large enclosed rear garden making this the ideal family property.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the ever popular Coalway Avenue, with a fantastic selection of local schooling nearby. This property is situated off the Penn Road, close to local amenities and bus routes to Wolverhampton city centre

Entrance Porch

Double glazed door to front, stained glass door leading the entrance hall

Entrance Hall

Stained glass door leading the entrance porch, parquet flooring, panelled staircase, radiator, doors to various rooms, picture rail.

Dining Room/ Bedroom Five

18' into bay x 12' 2" (5.49m into bay x 3.71m)

Double glazed bay window to front radiators, feature wall lighting, potential use for bedroom five, door to entrance hall.

Lounge

17' 3" into bay x 16' (5.26m into bay x 4.88m)

Double glazed bay window to rear, radiators, gas fire, door to entrance hall, door to breakfast kitchen.

Breakfast Kitchen

15' 1" x 16' 3" (4.60m x 4.95m)

Double glazed french doors to rear with fitted blinds, double glazed door to inner entrance hall, two double glazed windows to side, range of wall and base units, one and a half stainless steel drainer sink, five ring Neff gas hob, integrated Neff microwave, grill and oven, feature two tiered breakfast island, large utility storage cupboards, tiled flooring and splashbacks, two radiators, door to entrance hall, door to inner entrance hall, door to lounge.



Inner Entrance Hall

Glazed door to side, double glazed door to kitchen, open to utility.

Utility

5' 6" x 6' 5" (1.68m x 1.96m)

Double glazed window to side, base unit with an inset sink, plumbing for a washer, radiator, open to inner entrance hall.

Ground Floor Guest Wc

Double glazed window to front, vanity sink, low flush toilet, radiator, tiled wall and floor, door to entrance hall.

First Floor landing

Double glazed stained glass window to front, radiator, doors to various rooms, loft access, storage cupboard.

Bedroom One

17' 7" max into bay x 12' 3" (5.36m max into bay x 3.73m)

Double glazed bay window to rear, radiator, fitted wardrobe, door to en-suite.

En-Suite

Electric shower in cubicle, radiator, vanity sink, part tiled wall and floor, feature spotlights and vanity unit, door to bedroom one.

Bedroom Two

17' 9" into bay x 12' 2" (5.41m into bay x 3.71m)

Double glazed bay window to front, two radiators, fitted wardrobe with concealed door to en-suite.

En-Suite

Double glazed window to front, low flush toilet, vanity sink, electric shower in cubicle, spotlights, extractor, door to bedroom two.

Bedroom Three

12' 6" x 9' (3.81m x 2.74m)

Double glazed window to front, radiator, fitted wardrobe, door to landing.

Bedroom Four

14' 2" x 9' 8" (4.32m x 2.95m)

Double glazed window to rear, radiator, fitted wardrobe, door to landing.

Family bathroom

Double glazed window to rear, panelled bath with mixer shower over, vanity sink, low flush toilet, radiator, heated towel rail, airing cupboard.

Separate Wc

Double glazed window to side, low flush toilet, radiator, tiled floor.

Garage

Double doors to front, door to side.

Outside Front

Tarmacked driveway with a lawned area (potential to extend) surrounded by planter beds, dwarf wall to front, panelled fencing to side, side access leading to the rear garden.

Outside Rear

Large paved patio area with steps leading down to a large lawned area with a range of planter beds either side, range of plants, trees and shrubs with panelled fencing, storage brick built storage shed, side gated access, outdoor lighting, outdoor tap.

Agents Note

Please note some of the neighbouring properties have both extended to the rear and into the loft which would be a possibility for this property subject to necessary planning permissions and consents. The property is 178 sq m excluding garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329466



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH329466 - 0008