



Connells

Coalway Avenue
Penn Wolverhampton



Property Description

The award winning Connells Wolverhampton branch are proud to bring to the market Coalway Avenue. A stunning and spacious four-bedroom detached period family home located on the sought-after tree lined residential road in Penn. This impressive property offers a wealth of features that make it an ideal family home.

As you enter, you're greeted by a porch and an inviting entrance hallway with original feature parquet flooring that sets the tone for the rest of the house. The lounge boasts a front bay window with doors leading into the second reception room that can serve as an additional lounge or dining room. The spacious breakfast kitchen is equipped with integrated appliances, complemented by an adjoining utility room and a convenient ground floor WC. Upstairs, you will find four generously sized double bedrooms, offering ample space for the whole family. The property also features a shower room, convenient separate WC and a family bathroom. Additionally, there is loft access that is fully boarded, presenting the opportunity for a future loft conversion to further enhance the property's size and potential.

Outside, the property features a large driveway capable of accommodating multiple vehicles, along with a garage that provides extra parking or storage space. The generously sized rear garden includes a summerhouse that offers versatile use as a storage space, bar or office, adding to the property's appeal and functionality.

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

Approach

Set back from the roadside behind a driveway for several vehicles with access the main accommodation, garage and side gate.

Porch

Ceiling light point with doors to the entrance hallway.

Entrance Hallway

Ceiling light point, radiator, storage cupboard, stairs rising to the first floor and doors leading to the lounge, dining room and kitchen.

Lounge

18' into bay x 12' max (5.49m into bay x 3.66m max)

Double glazed window to the front, ceiling light point, radiator, coving to ceiling, French doors to the dining room and door to the entrance hallway

Dining Room

17' into bay x 15' 11" max (5.18m into bay x 4.85m max)

Double glazed window to the rear, ceiling light point, two radiators, coving to ceiling, French doors to the lounge room and doors to the entrance hallway and kitchen.

Breakfast Kitchen

16' x 15' (4.88m x 4.57m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated double oven and dishwasher, extractor hood, radiator, double glazed windows to the rear and side and doors to the entrance hallway, garden, dining room and utility.

Utility

Fitted cupboards, plumbing point for washing machine, ceiling light point, wall mounted boiler, double glazed window to the side and doors to the ground floor WC and kitchen.

Ground Floor Wc

Low flush WC, wall mounted sink, ceiling light point, radiator, built-in storage cupboard and a double glazed window to the rear.

First Floor Landing

Ceiling light point, fitted cupboards, loft access, double glazed stained window to the front and doors to all bedrooms, separate WC, shower room and family bathroom.

Bedroom One

17' into bay x 13' 10" to wardrobe (5.18m into bay x 4.22m to wardrobe)

Double glazed window to the rear, ceiling light point, radiator and fitted wardrobes.

Bedroom Two

17' 11" x 12' (5.46m x 3.66m)

Double glazed window to the front, ceiling light point, radiator and fitted wardrobes.

Bedroom Three

12' x 8' 11" (3.66m x 2.72m)

Double glazed window to the front, radiator and ceiling light point.

Bedroom Four

14' x 9' (4.27m x 2.74m)

Double glazed window to the rear, radiator and strip light.

Separate Wc

Low flush WC, wash hand basin, ceiling light point and a double glazed window to the side.

Shower Room

Shower cubicle, partly tiled walls, extractor fan and ceiling light point

Family Bathroom

Panelled bath with separate corner shower cubicle, tiled walls, vanity wash hand basin, ceiling spotlights, heated towel rail and a double glazed window to the rear.

Loft Space

Fitted storage cupboards, power supply and three ceiling light points.

Outside Rear

Paved patio with steps and slope down to a lawn with a path to the side leading to a large summerhouse. Garden also benefits from having an outside tap point and side gate.

Summer House

23' x 12' (7.01m x 3.66m)

Power Supply and lighting.

Garage

16' x 9' (4.88m x 2.74m)

Electric up & over garage door and double glazed window to the side.

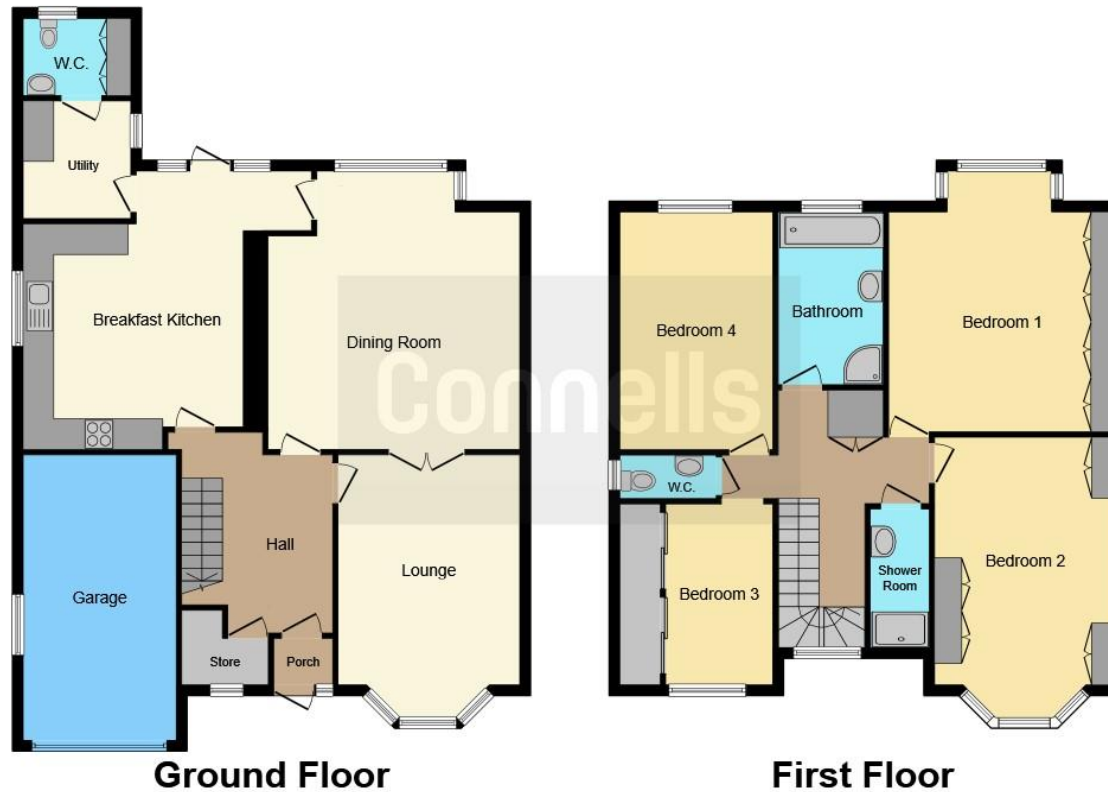
Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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

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EPC Rating: D

Tenure: Freehold

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