



Connells

Colman Avenue
Wednesfield Wolverhampton

Colman Avenue Wednesfield Wolverhampton WV11 3RU

for sale offers in the region of
£150,000



Property Description

Connells Wolverhampton is delighted to bring to the market this deceptively spacious two bedroom end-terraced property on a corner plot which requires a renovation and boasts no onward chain.

The property comprises of an entrance hall, spacious lounge, well appointed kitchen, utility area, storage space with access to a ground floor wc and further storage areas. On the first floor there are two generously sized bedrooms and a bathroom. Externally there is off road parking to front and a well presented rear garden.

Location And Area

Situated on the popular Colman Avenue just a stone's throw from local shopping and situated next to popular school. There is a further selection of schools nearby, bus routes to Wolverhampton and Wednesfield including Bentley Bridge retail park. New Cross, M54 and M6 motorways are also nearby.

Approach

Ample off road parking.

Entrance Hall

Stairs to first floor landing, radiator, doors to kitchen and lounge.

Lounge

16' 8" x 10' 4" (5.08m x 3.15m)

Double glazed window to front, radiator.

Kitchen

12' 10" x 10' 2" (3.91m x 3.10m)

Base units with stainless steel sink and drainer with mixer tap, plumbing point for washing machine, extractor fan, pantry cupboard with a double glazed window to side, radiator, door to hall and utility.

Utility

Double glazed window to side, sink and drainer with mixer tap, doors to kitchen, storage area and garden.

Storage Area

Two brick built storage cupboards with one housing a single glazed window to rear, gate to front, door to ground floor wc.

Ground Floor Wc

High flush wc, single glazed window to side.



First Floor Landing

Two double glazed windows to side, radiator, loft access, cupboard housing wall mounted boiler.

Bedroom One

12' 6" x 10' 9" (3.81m x 3.28m)

Double glazed window to front, radiator, built in wardrobes.

Bedroom Two

11' x 10' 2" (3.35m x 3.10m)

Double glazed window to rear, radiator.

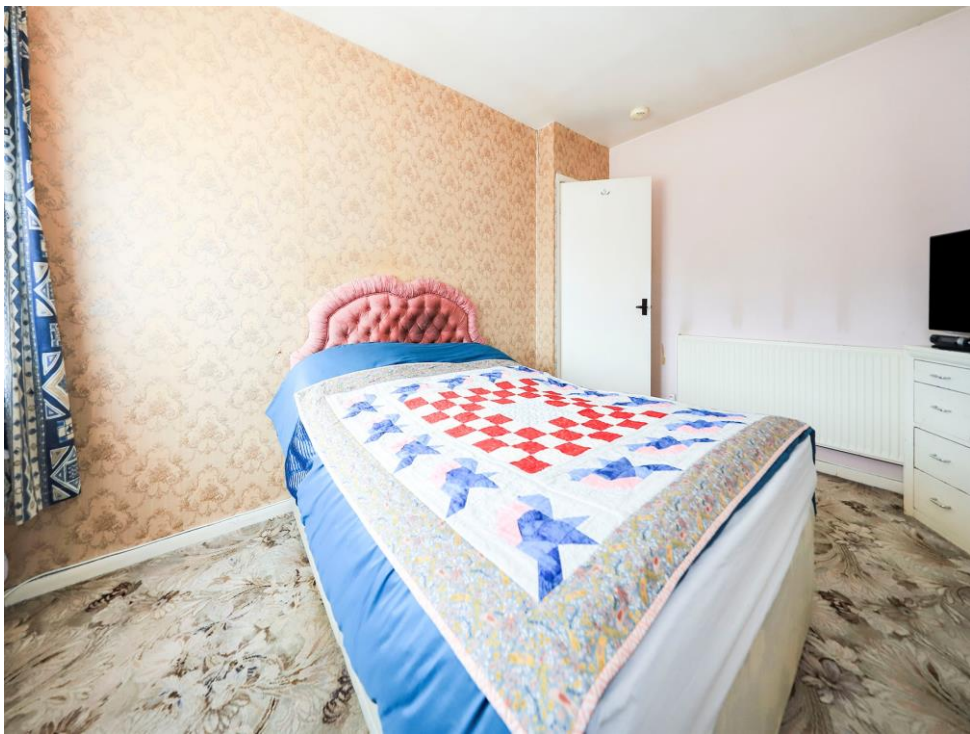
Bathroom

Panelled bath, wall mounted wash hand basin, high flush toilet, extractor fan, radiator, double glazed window to side.

Outside Rear

Paved patio area with lawn, hedging, access to a built in storage area, two timber sheds, outside tap and side gate.









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: Awaited
 Council Tax Band: A

Tenure: Freehold

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