



Connells

Coalway Road
Penn Wolverhampton



Property Description

Connells Wolverhampton have the delight of bringing to the market this fantastic four/five bedroom semi-detached character property in the popular Penn area. Internally the property has an abundance of space and must be viewed in order to appreciate.

The property comprises of large entrance hall with stunning feature minton tiled flooring, large lounge with attractive stain glass bay window to front, separate dining room/potential bedroom five, well proportioned and modern fitted kitchen with adjoining breakfast room, downstairs wc and a large cellar area ideal for conversion subject to planning permission. On the first floor there are four double bedrooms all of which are generous proportions and a family bathroom.

Externally there is a large garage to side, concrete print driveway to front and a large attractive enclosed rear garden.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Location And Area

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

Entrance Hall

Doors to various rooms, radiator, stairs access with featured panels on the side, feature minton tiled flooring.

Lounge

15' 6" plus the bay x 14' into recess (4.72m plus the bay x 4.27m into recess)

Double glazed stain glass bay window front, gas fire, radiator, door to entrance hall.

Dining Room/potential Bedroom5

13' x 12' into recess (3.96m x 3.66m into recess)

Double glazed window to rear, feature fireplace, radiator, door to entrance hall.

Modern Fitted Kitchen

12' 2" x 12' 8" max (3.71m x 3.86m max)

Two glazed windows to side, granite work surfaces with uplands, range of wall and base units, inset stainless steel drainer sink, integrated fridge freezer, space for a dishwasher, space for a range cooker, open to the breakfast room.

Breakfast Room

12' x 12' (3.66m x 3.66m)

Glazed windows to rear, glazed window to side, door to rear garden, cupboard which houses a Worcester Bosch boiler.

Downstairs Wc

Window to side, wash hand basin, low flush toilet, door to cellar.



Cellar

13' 8" x 12' 7" (4.17m x 3.84m)

Light and power, stairs to downstairs wc.

First Floor Landing

Doors to various rooms, large feature window to side, space for a washing machine and a tumble dryer.

Bedroom One

11' 4" x 12' 2" (3.45m x 3.71m)

Double glazed window to rear, double glazed window to side, loft access, radiator, door to landing, potential for addition of en-suite.

Bedroom Two

13' x 12' into recess (3.96m x 3.66m into recess)

Double glazed window to rear, radiator, picture rail, door to landing.

Bedroom Three

9' 2" x 13' (2.79m x 3.96m)

Double glazed window to front, radiator, loft access, door to landing.

Bedroom Four

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to front, radiator, storage cupboard, sliding over head storage, door to landing.

Family Bathroom

Double glazed window to side, panelled bath with in built storage, separate shower in a cubicle, radiator, low flush toilet, pedestal sink, door to landing.

Garage

17' 4" x 10' 5" (5.28m x 3.17m)

Light and power, double doors to front, door to rear garden.

Outside Front

Large concrete print driveway offering ample off road parking, raised low maintenance gravel garden, paved pathway steps to front door, side gated access.

Outside Rear

Large enclosed and well maintained rear garden which is surrounded by a range of panelled fencing and historic walling. Large lawned area surrounded by a highly maintained gravel bed area with feature plants, trees and shrubs, there is also an additional rear seating area. To the far side of the property there is a courtyard style patio which is ideal for outdoor summer dining.

Agents Note

Please note this property sits within a conservation area please seek your own legal guidance regarding this.









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

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EPC Rating: D

view this property online connells.co.uk/Property/WVH329316

Tenure: Freehold



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