

**105 COALWAY ROAD,  
WOLVERHAMPTON, WV3 7LY**

**OFFERS IN EXCESS OF £400,000**  
**FREEHOLD**

Substantial detached family home set within mature grounds and occupying a generous plot with detached garage and gardens to the rear. Available with NO ONWARD CHAIN, the property boasts spacious and distinctive accommodation featuring a driveway for several vehicles, inviting reception hall, living room, dining room, breakfast room, kitchen, utility, four bedrooms and re-fitted family bathroom with separate w.c. Externally there is a detached tandem garage and a mature garden to the rear.





# 105 COALWAY ROAD

• SUBSTANTIAL DETACHED HOME • PRIVATE  
MATURE GROUNDS • FOUR BEDROOMS • THREE  
RECEPTION ROOMS • DRIVEWAY FOR SEVERAL  
VEHICLES • DETACHED GARAGE • NO ONWARD  
CHAIN

Substantial detached home occupying a prime position set back from the road on a generous plot close to a range of amenities including well regarded schools, shops and access to public transport. Available with No Onward Chain, the property boasts spacious and distinctive accommodation featuring a driveway for several vehicles, reception hall, living room, dining room, breakfast room, kitchen, utility, four bedrooms, family bathroom and separate w.c. Viewing is highly recommended for this most impressive detached property which is a superb example of it's type.

## APPROACH

Set back from the main road, the property is well screened by a variety of mature shrubs and trees and has a gravel driveway providing off road parking for several vehicles.

## RECEPTION HALL

Two radiators, under stairs storage cupboard, staircase to the first floor and doors radiating to the living room, dining room and breakfast room.

## THROUGH LIVING ROOM

Double glazed bay window to the front, double glazed double doors to the rear, three radiators and feature fireplace.

## DINING ROOM

Double glazed windows to the front and side, two radiators and feature fireplace.

## BREAKFAST ROOM

Double glazed double doors to the rear, radiator and an opening through to the kitchen.

## KITCHEN

Double glazed window to the rear, part tiled walls, ceiling down lights and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There are a number of high quality integrated appliances including AEG oven with AEG electric hob above and a dishwasher. Door to the side lobby/utility.

## SIDE LOBBY/UTILITY

Fitted counter top work surface, plumbing for a washing machine, door to the side passage and door to a closet.

## CLOSET

Double glazed obscure window to the side and plumbing for a w.c.

## FIRST FLOOR LANDING

Double glazed obscure window to the front, radiator, loft access hatch and doors to:

## MASTER BEDROOM

Double glazed windows to the front and rear, two radiators.

## BEDROOM TWO

Double glazed windows to the front and side, radiator.

## BEDROOM THREE

Two double glazed windows to the side and radiator.



#### **BEDROOM FOUR**

Double glazed window to the rear and radiator.

#### **FAMILY BATHROOM**

Double glazed obscure window to the rear, part tiled walls, ceiling down lights, towel rail, pedestal wash hand basin and panelled bath with shower above.

#### **SEPARATE W.C**

Double glazed obscure window to the rear, part tiled walls and low level w.c.

#### **DETACHED GARAGE**

Double doors to the front and door to the rear garden.

#### **REAR GARDEN**

To the rear of the property is a generous garden with patio, lawns and mature tree and shrub borders. A side gate provides access to the front driveway and a pedestrian door gives access to the garage.

#### **COUNCIL TAX**

Wolverhampton City Council - Tax Band E

#### **SERVICES**

The agent understands that mains gas, electricity, water and drainage are available.

#### **TENURE Freehold**

The property is freehold.

#### **BROADBAND**

Ofcom checker shows Standard, Superfast & Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## **105 COALWAY ROAD**









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## ADDITIONAL INFORMATION

**Local Authority** – Wolverhampton

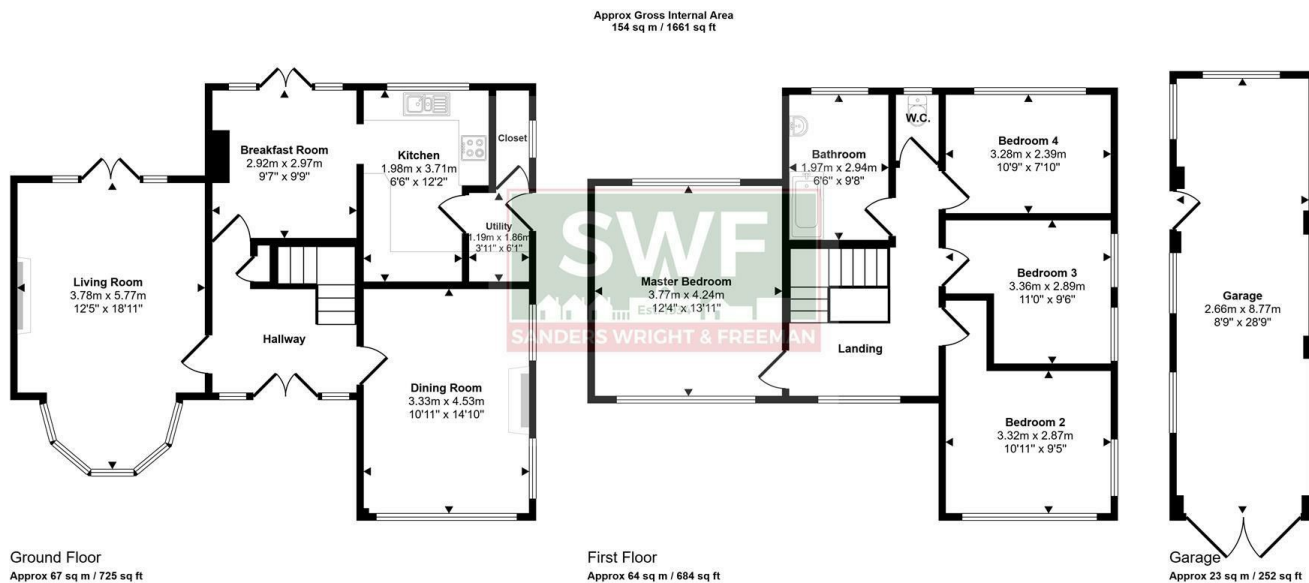
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Tenure** – Freehold







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements