



95 Coalway Road, Penn

A Character & Period Style Three Bedroom Detached Property Occupying A Corner Plot Offering Tremendous Potential To Extend, Reconfigure & Restyle To Own Requirements!

95 Coalway Road, Penn, Wolverhampton, WV3 7LY
Offers In The Region of £350,000

Tenure: Freehold
Council Tax: Band D – Wolverhampton
EPC Rating: F (36) No: 0330-2981-9440-2005-6935
Total Floor Area: 1573.9sq feet (146.2sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed

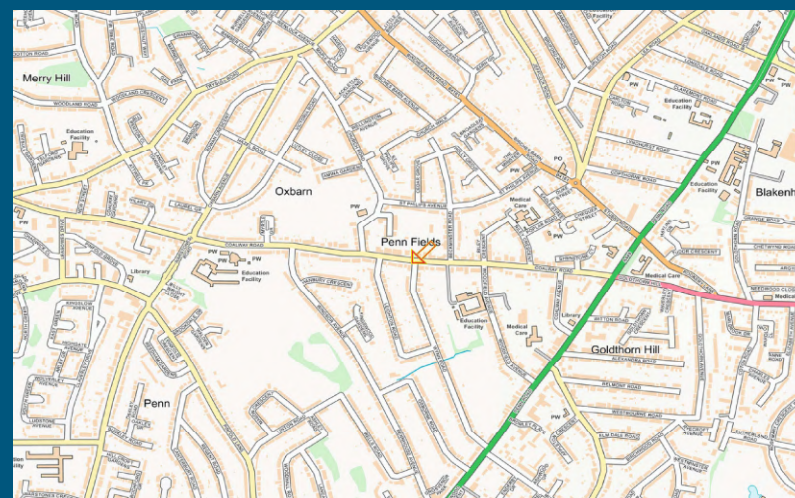
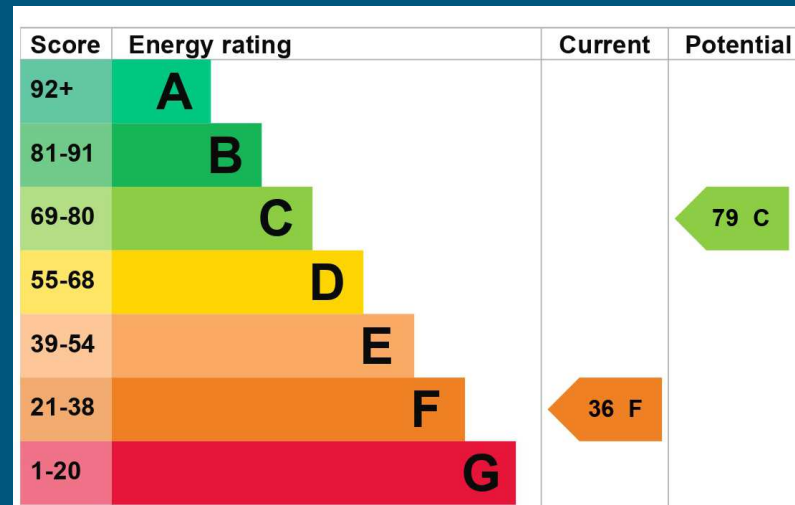
Situated in one of the most favoured residential areas of Penn and occupying a prime corner position screened from the road via tall hedging & trees, this individually designed detached retains the charm & appeal of a character property and offers tremendous potential for buyers requiring a property to restyle, extend & reconfigure to own requirements.

Viewing will reveal a number of the rare & charming traits including original leaded glazed windows, feature fireplaces in both reception rooms, beamed ceilings and oak panelled C-Shaped staircase.

The well planned layout which has the benefit of gas central heating & double glazing includes reception hall with guest cloakroom & staircase to first floor, front living room, rear sitting/ dining room with conservatory off and the breakfast kitchen is fitted with a traditional wooden suite. Tremendous potential exists to reconfigure this rear space to create a full width open plan dining kitchen with family area etc. (Subject to Planning Permission). On the first floor there are three bedrooms, bathroom with coloured suite and separate WC. At the side of the house is a gated driveway providing ample off road parking and leads to the tandem garage. A distinct feature of 95Coalway Road is undoubtedly the south-facing, fully stocked mature garden which creates a picturesque setting whilst maintaining the maximum privacy. As this corner plot is of a generous size, there is potential for the construction of a separate dwelling on the site (Subject To Planning Permission).

Coalway Road benefits from being within walking distance of a range of facilities including local shops, bus routes, several chosen schools in both sectors and of course less than approx. 2 miles from the city centre. Windsor Avenue Playing fields and playground are also within easy access.

Offered with No Upward Chain & with early interest highly recommended as not to lose out of this fantastic opportunity, the accommodation which measures at approx. 1,573.9sq ft., further comprises:



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Entrance Hall: Hard wood stained glass leaded opaque front door, radiator, C-Shaped staircase to first floor with cloaks cupboard below, tiled flooring and opaque leaded stained glass window.

Fitted Cloakroom: Fitted with a traditional suite comprising low level WC, sink unit, terracotta tiled flooring, period style coved ceiling and hard wood leaded opaque side window.

Living Room: 12'3" (3.74m) x 12'1" (3.68m)

Brick feature fireplace with gas coal fire, radiator, beamed ceiling, coved ceiling, wall light points and oak framed leaded bay window to front with matching side window.

Sitting / Dining Room: 14'9" (4.49m) x 14'1" (4.28m)

Marble style fireplace with decorative surround and gas coal fire, radiator, wall light points, period style coved ceiling, hard wood leaded windows to side and internal leaded bay window with double doors to:

Conservatory: 10'10" (3.31m) x 7'8" (2.34m)

Tiled flooring, ceiling light and fan and double doors to rear garden.

Breakfast Kitchen: 12'4" (3.77m) x 9'5" (2.88m)

Fitted with a traditional suite of wood units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, gas point for cooker, tiled flooring, beamed ceiling, oak framed leaded window to rear, PVC double glazed leaded windows to side and hard wood door.

First Floor Landing: Loft hatch and stained glass leaded window to front.

Bedroom One: 14'2" (4.31m) x 12'4" (3.75m)

Fitted with a range of built in furniture including floor to ceiling wardrobes, drawers dressing table and shelving, radiator, PVC double glazed leaded window to front.

Bedroom Two: 12'4" (3.76m) x 12'2" (3.76m)

Radiator and PVC double glazed leaded windows to rear and side.

Bedroom Three: 9'6" (2.90m) x 9ft (2.75m)

Built in furniture including twin wardrobes with dressing table, radiator and PVC double glazed leaded window to rear.

Bathroom: 8'5" (2.57m) x 6'8" (2.04m)

Fitted with a traditional coloured suite comprising panelled bath with hand held spray, pedestal wash hand basin, chrome heated towel rail, built in airing cupboard, part tiled walls and PVC double glazed leaded opaque window to side.

Rear Garden: Mature and fully stocked, this south-facing garden includes large paved patio overlooking the raised shaped lawn, flowering borders with a variety of shrubs & trees, rockeries, surrounding fencing and hedging and the side is a gated driveway leading to the **Detached Garage: 29'4" (8.93m) x 8'8" (2.63m)**

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



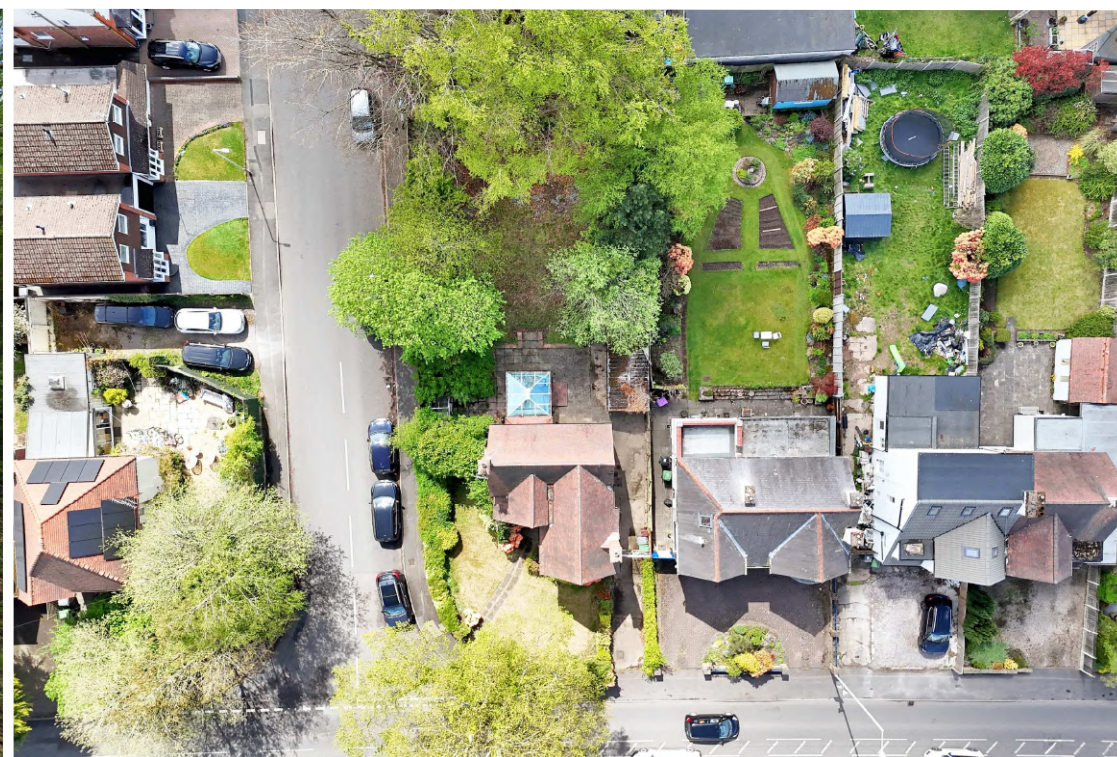


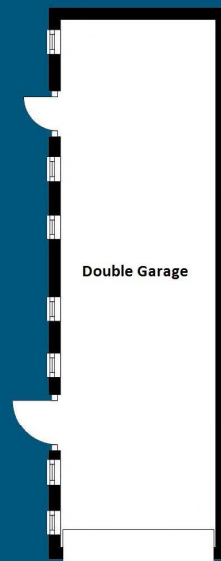












Double Garage

**Total Floor Area: 1573.9sq feet
(146.2sq metres) Approx.**



Ground Floor
Approx.: 971.5sq feet
(90.3sq metres)



First Floor
Approx.: 602.4sq feet
(56.0sq metres)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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