

for sale

£220,000 Freehold



Colman Avenue Wolverhampton WV11 3RT

Paul Dubberley is proud to present this THREE-BEDROOM SEMI-DETACHED HOME in a pleasant position within a popular residential area of Wednesfield, making it ideal for first-time buyers, families or investors.

Colman Avenue Wolverhampton WV11 3RT

Hall

Welcoming hallway with staircase to first floor and access to all principal rooms.

Living Room

17' 5" x 9' 10" (5.31m x 3.00m)

Generous front-facing reception room with large window, neutral decor, and a feature fireplace, creating comfortable family space.

Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)

Separate dining room positioned near the rear, offering flexibility as second reception room, with access towards the kitchen.

Kitchen

6' 3" x 12' 10" (1.91m x 3.91m)

Fitted kitchen with a range of wall and base units, sink, worktops, tiled flooring, and space for washing machine, cooker, and fridge/freezer.

Store Room

Practical storage area with potential to be used as utility room, pantry, or small workspace, with access to rear garden.

Wc

5' 5" x 2' 2" (1.65m x 0.66m)

Landing

Bedroom One

9' 10" x 14' 10" (3.00m x 4.52m)

Spacious double bedroom with front aspect window and ample space for wardrobes and bedroom furniture.

Bedroom Two

6' 11" x 11' (2.11m x 3.35m)

Good-sized second bedroom suitable as a double, guest room, or home office.

Bedroom Three

6' 11" x 12' 2" (2.11m x 3.71m)

Well-proportioned third bedroom, ideal as a single bedroom, nursery, or study.

Bathroom

8' 2" x 6' 11" (2.49m x 2.11m)

Modern shower suite comprising walk-in shower enclosure, WC, wash basin, tiled walls, and extractor fan.



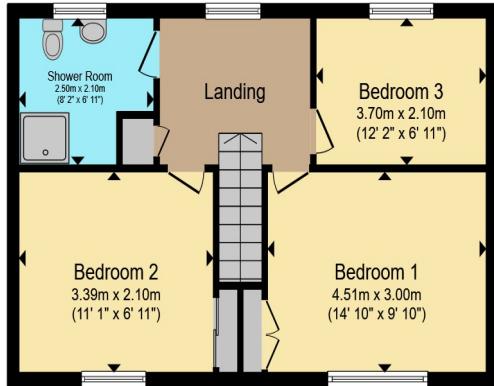
Rear Garden

Enclosed and private rear garden, paved patio seating space.





Ground Floor



First Floor

Total floor area 102.0 m² (1,098 sq.ft.) approx

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.propertybox.io

**Paul
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Property Ref: PWI104401 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

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