



Connells

Colman Avenue
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton are pleased to present to market this well mid maintained terrace home being sold with NO UPWARD CHAIN. Within a short distance of local schools and nearby to general amenities and transport links, this property promises to be the ideal choice for young families or first time buyers. Viewing is highly recommended to appreciate, call Connells today to book a viewing.

The property comprises of entrance hall, 17ft lounge, dining room, kitchen and various outbuildings including wc, utility space and conveniently storage. Upstairs the property boasts three good size bedrooms with built in wardrobes and/or storage space and a stylish shower room completes the internal accommodation. Externally the property boasts off road parking to front and an enclosed garden to rear.

The Location & 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.

Entrance Hall

Double glazed door to front, stairs to first floor landing.

Lounge

17' 1" x 10' 11" max (5.21m x 3.33m max)
Double glazed window to front, central heating radiator, gas fireplace, double glazed sliding doors to rear giving access to the garden.

Dining Room

10' 11" max x 10' 9" max (3.33m max x 3.28m max)
Double glazed window to front, central heating radiator.

Kitchen

10' 11" x 5' 11" (3.33m x 1.80m)
Double glazed window to rear, a range of wall and base units, work surfaces, stainless steel sink and drainer, gas hob, gas hob, washing machine, door to rear giving access to the outbuildings.

Side Passage

Door to front, door to side providing access to the garden.



First Floor Landing

Double glazed window to rear, low access, airing cupboard, central heating radiator, doors to various rooms.

Bedroom One

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

Double glazed window to front, central heating radiator, built-in wardrobe.

Bedroom Two

11' max x 9' 11" max (3.35m max x 3.02m max)

Double glazed window to front, central heating radiator, built-in wardrobe.

Bedroom Three

11' max x 7' max (3.35m max x 2.13m max)

Double glazed window to rear, central heating radiator, store cupboard.

Shower Room

Double glazed window to rear, wc, wash hand basin, shower cubicle, heated towel rail, extractor fan.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawn, borders and shrubs, storage shed, outdoor light.

Outbuilding One

Storage cupboard

Outbuilding Two - Wc

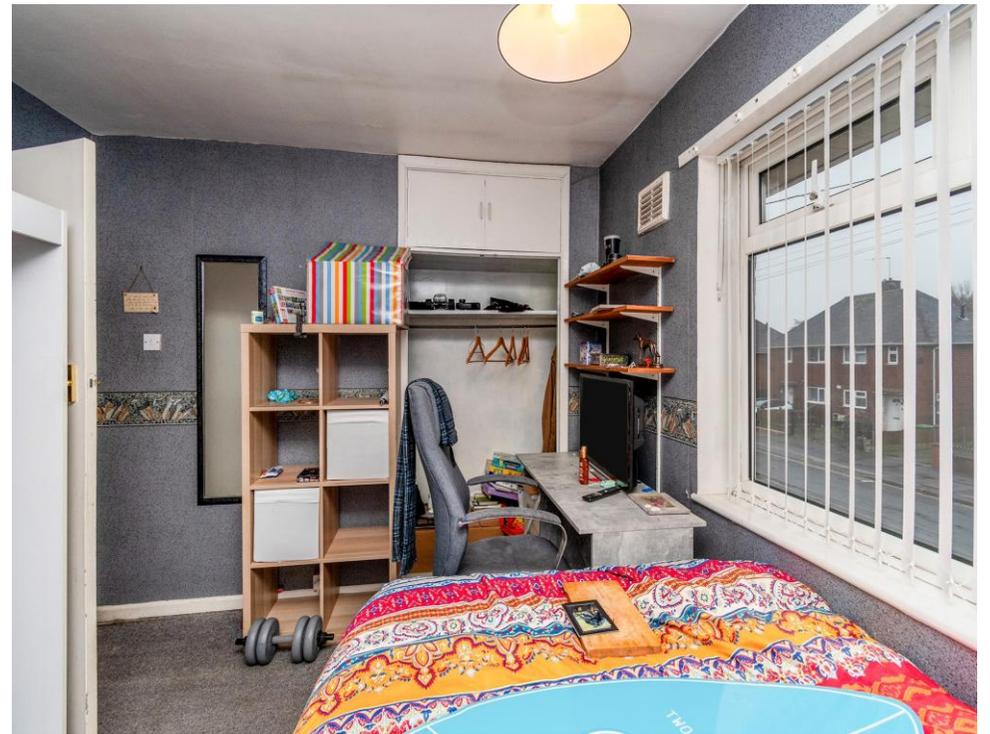
Window to side, wc

Outbuilding Three - Utility

8' 10" x 7' 2" into doorway (2.69m x 2.18m into doorway)

Window to rear, work surface.

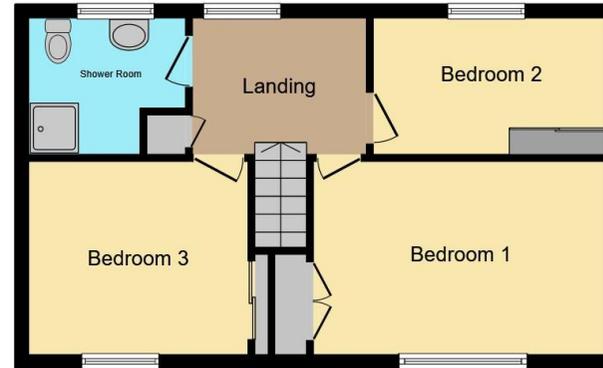








Ground Floor



First Floor

Total floor area 103.4 m² (1,113 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



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334421



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