

Bartlams.

8 Coalway Gardens, Wolverhampton - WV3 7NL

£335,000







# 8 Coalway Gardens

## Wolverhampton

Situated within a quiet cul-de-sac just off Coalway Road, this smartly presented two-bedroom detached bungalow occupies a particularly generous corner plot and is offered for sale with no upward chain. The property provides well-planned, single-level accommodation together with excellent gardens, off-road parking and a detached garage, making it an ideal home for those looking to downsize or simply enjoy the convenience of bungalow living.

The property is approached via an entrance porch leading into a welcoming hallway, with the accommodation offering a bright and spacious feel throughout. The living room enjoys double patio doors opening into the large uPVC double-glazed conservatory, which provides a lovely additional reception space overlooking the private garden and is ideal for relaxing, reading or enjoying the garden throughout the year.

The kitchen is well appointed with a good range of cupboards and work surfaces, with an adjoining utility area providing useful additional space and convenience. Both bedrooms are well proportioned and positioned to the front of the property, offering ample space for bedroom furniture and storage, while the layout also provides flexibility for one bedroom to be used as a dining room, study or additional sitting room if preferred. The bathroom is fitted with a bath and separate shower cubicle.









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Outside, the property is particularly well served by its generous corner plot, with gardens wrapping around the bungalow and providing a good degree of privacy. The gardens are well maintained with mature borders, separate seating areas and a pergola with seating beneath, creating a number of pleasant spaces in which to sit and enjoy the surroundings. There is off-road parking to the front together with a detached garage, providing useful storage or secure parking.

The property is conveniently positioned for a range of local amenities, including Merry Hill shopping facilities, supermarkets, healthcare services and public transport links, while also benefiting from gas central heating and double glazing throughout.

Viewing is highly recommended to appreciate the position, gardens, accommodation and overall appeal of this well-presented detached bungalow.



















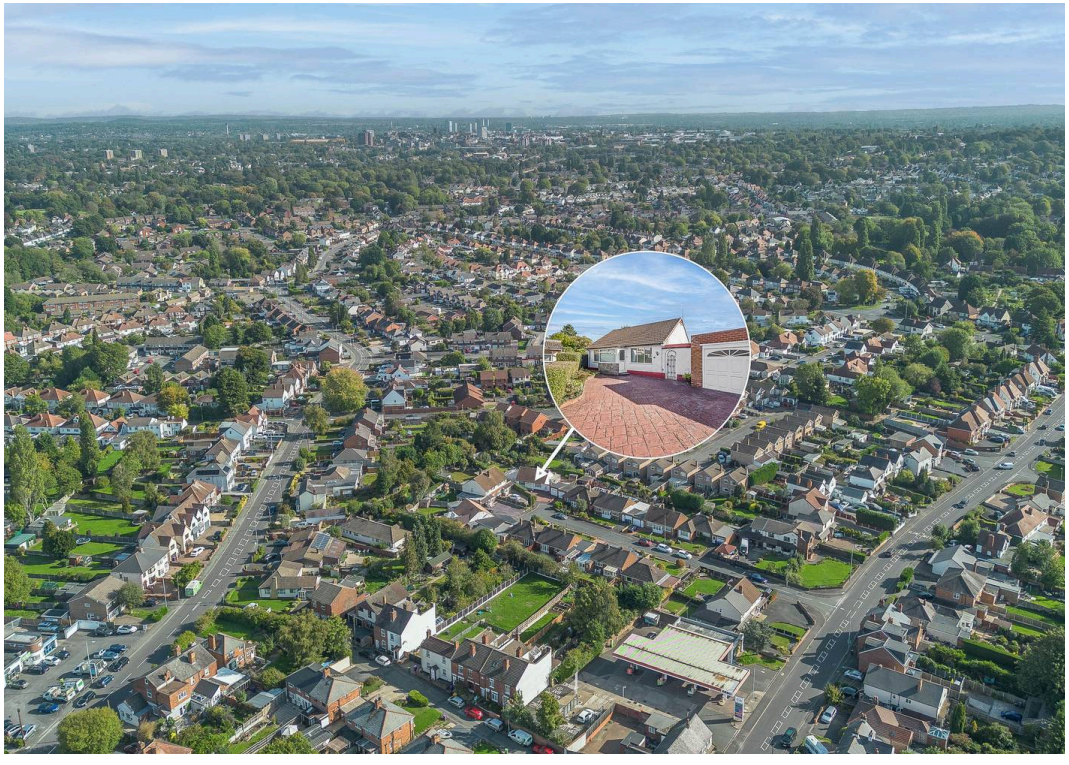








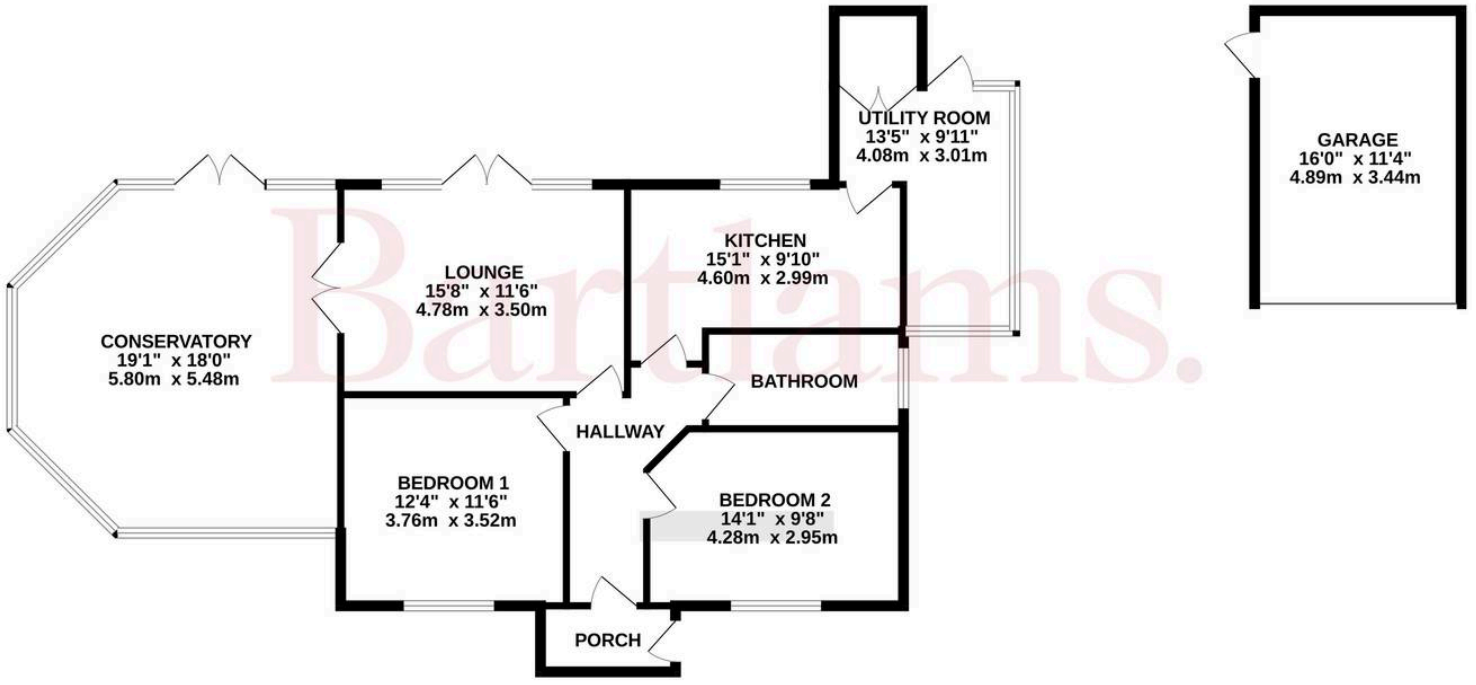






GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.

1ST FLOOR
181 sq.ft. (16.8 sq.m.) approx.




TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

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# Bartlams Tettenhall

Bartlams, 24 High Street - WV6 8QT

01902 759888

tettenhall@bartlams.co.uk

www.bartlams.co.uk/



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