



Connells

Colman Avenue
Wednesfield Wolverhampton

Colman Avenue Wednesfield Wolverhampton WV11 3RU

for sale offers in the region of
£240,000



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and recently refurbished two bedroom end terrace property in a popular residential location. Benefiting from NO ONWARD CHAIN this property must be viewed in order to fully appreciate. Contact Connells today to book a viewing.

Internally the property briefly comprises of an entrance hall, large lounge, recently refitted stylish entertainment kitchen with feature breakfast bar island and integrated appliances. To the rear is a utility area, downstairs wc and storage area. On the first floor there are two spacious bedrooms and stylish bathroom. Externally there is a generous driveway providing off road parking, front, side and rear gardens.

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

Door to side, door to entertainment kitchen, door to lounge, stairs to first floor landing.

Lounge

16' 8" x 10' 4" (5.08m x 3.15m)
Double glazed window to front, central heating radiator, door to entrance hall.

Entertainment Kitchen

12' 9" x 10' 1" (3.89m x 3.07m)
Double glazed window to rear, a range of stylish wall and base units, inset gas hob, integrated oven, extractor, integrated fridge freezer, inset sink, feature breakfast bar island, door to entrance hall, door to utility room.

Utility Room

Double glazed window to side, inset sink, plumbing point, door to rear garden, door to storage area.

Storage Area

Door to utility, door to downstairs wc, door to additional storage area, door to front garden.

Downstairs Wc

Low flush toilet, wash hand basin, door to storage area.

First Floor Landing

Doors to various rooms.

Bedroom One

12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed window to front, fitted wardrobes, central heating radiator, door to first floor landing.

Bedroom Two

11' x 10' (3.35m x 3.05m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bathroom

Double glazed window to side, panelled bath with shower over, low flush toilet, central heating radiator, extractor fan, door to first floor landing.

Outside Front

Large concrete print driveway providing off road parking, hedgerow, side gated access to rear garden.

Outside Rear

Enclosed rear garden, mostly lawned, plants, trees and shrubs, paved pathway area, patio area.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 90.9 m² (979 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

Connells

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336041



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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