



PROPERTIES

Letting Agents &  
Property Management

Offers in the region of £225,000  
Coalway Road, Wolverhampton, WV3 7LZ



 **3**  
Bedrooms

 **1**  
Bathroom

 **1**  
Receptions

 **0**  
Parking Space



Situated in the highly desirable area of Penn, this beautifully refurbished three-bedroom property has been finished to an excellent standard throughout, offering modern and comfortable living accommodation ideal for families or first-time buyers.

To the front of the property is a newly laid Cotswold stone driveway, providing off-road parking for two vehicles, alongside a lawned area that enhances the property's kerb appeal.

As you enter the property into a welcoming entrance hall with newly installed laminate flooring. Double-glazed doors open into a spacious lounge, also featuring new laminate flooring, creating a bright and comfortable living space.

The kitchen is fitted with a range of wall and base units, a tiled floor, and a cooker, along with a recently installed combi boiler. There is ample space for additional appliances, including space for a fridge freezer in the pantry area, dishwasher and washing machine. A rear door from the kitchen provides access to the generous rear garden, which features a patio area and a lawned section. This private outdoor space is ideal for relaxing or entertaining during the warmer months.

To the first floor, the property offers a modern three-piece family bathroom suite with a shower and new flooring. There are two well-proportioned double bedrooms and a third single bedroom, all of which have been recently redecorated and benefit from newly fitted carpets.

Further benefits include full insulation and external re-rendering, improving both comfort and energy efficiency.

**Please note** the property is of non-standard construction; however, mortgages may be available subject to lender criteria and status.

Council Tax Band B

Call now to book in a viewing!

Please note: The owner of this property is an associate of MD Properties.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**Disclaimer**

*Whilst these particulars have been carefully prepared by MD Properties their accuracy cannot be guaranteed. They do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. MD Properties. Registered in England No. Registered Office 35 Mill Street, Stafford, Staffordshire, ST16 2AJ. VAT No.*