



Connells

Coalway Road
Penn Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and traditional three bedroom semi detached family property in a popular residential location. Benefiting from an abundance of external space this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, sitting room, extended kitchen and dining room. On the first floor there are three bedrooms and modern fitted shower room. Externally there is a large driveway to front providing off road parking and lawned garden and a good size rear garden.

The Location & Area

Situated on the ever popular Coalway Road, with a fantastic selection of local schooling nearby. This property is situated off the Penn Road, which is situated close to local amenities and bus routes to Wolverhampton city centre.

Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator, doors to various rooms.

Lounge

14' 8" into bay x 9' 10" into recess (4.47m into bay x 3.00m into recess)

Double glazed window to front, central heating radiator, door to entrance hall.

Sitting Room

12' 7" x 9' 10" (3.84m x 3.00m)

Door to entrance hall, open to dining room, central heating radiator, gas fire.

Dining Room

6' 9" x 8' 7" (2.06m x 2.62m)

Sliding double glazed door to rear, open to kitchen, open to dining room.

Kitchen

13' 9" max x 5' 3" (4.19m max x 1.60m)

Double glazed window to rear and side, a range of wall and base units with inset oven, hob and extractor, space for various appliances, open to dining room.

Downstairs Wc

Low flush toilet, vanity sink, door to entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom One

15' 3" max x 9' 11" max (4.65m max x 3.02m max)

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

Bedroom Two

12' 7" x 9' 11" (3.84m x 3.02m)

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

Bedroom Three

8' 11" x 5' 5" (2.72m x 1.65m)

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

Shower Room

Double glazed window to rear, shower cubicle with electric shower, low flush toilet, central heating radiator, door to first floor landing.

Outside Front

Large driveway providing off road parking, lawned garden area, side gated access.

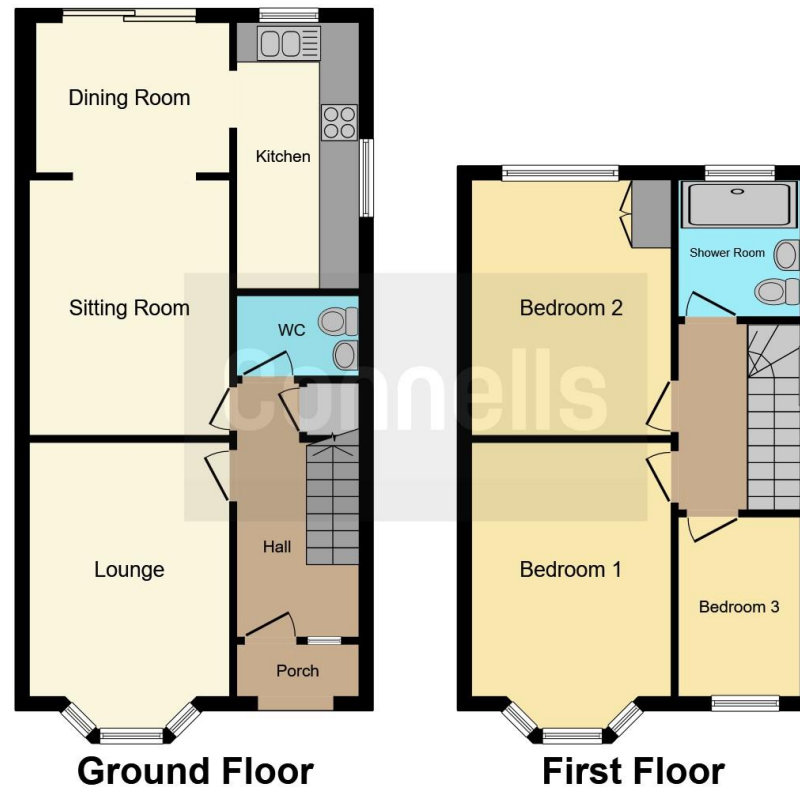
Outside Rear

Good size enclosed rear garden with lawned area, a range of plants, trees and shrubs, panelled fencing.









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.focalagent.com

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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