



**Connells**

Coalway Road  
Penn Wolverhampton



### Property Description

Connells Wolverhampton have the pleasure of bringing to the market this immaculately presented and well appointed three bedroom semi-detached family property on the popular Coalway Road. Internally the property has been maintained and upgraded to a fantastic condition and must be viewed in order to be appreciated.

The property comprises of a good sized entrance hall, large entertainment style lounge, separate dining room, stunning modern fitted kitchen with feature quartz work surfaces and back splash as well as fully integrated appliances and feature bar area. On the first floor there are three generously proportioned bedrooms and a separate family bathroom with a separate toilet.

Externally the property has a large and spacious driveway which leads up the side of the property as well as a detached garage. There are front and rear gardens making this the ideal family property.

Viewing is highly recommended.

### Location And 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, door to lounge, stairs to first floor landing, radiator.

### Lounge

13' 2" x 13' ( 4.01m x 3.96m )

Double glazed bow window to front, radiator, door to dining room, door to entrance hall.

### Dining Room

10' 9" x 8' 5" ( 3.28m x 2.57m )

Double glazed sliding door to rear, radiator, door to lounge, open to kitchen.

### Kitchen

10' 8" x 7' 2" ( 3.25m x 2.18m )

Double glazed window to rear, double glazed door to side, quartz work surfaces with quartz back splash, range of stylish modern fitted wall and base units, inset Belfast sink, integrated washing machine, integrated dishwasher, integrated fridge freezer, integrated oven, induction hob, extractor, integrated microwave. Additionally there is a stylish bar area which is shelved and has feature spotlights.



## First Floor Landing

Double glazed window to side, doors to various rooms, boiler cupboard, loft access.

## Bedroom One

12' 5" x 10' ( 3.78m x 3.05m )

Double glazed window to front, radiator, door to landing, fitted blinds.

## Bedroom Two

12' 2" x 8' 3" ( 3.71m x 2.51m )

Double glazed window to rear, radiator, door to landing, fitted wardrobe, fitted side table.

## Bedroom Three

9' 7" x 5' 9" ( 2.92m x 1.75m )

Double glazed window to front, radiator, door to landing.

## Family Bathroom

Double glazed window to rear, vanity sink, panelled bath with an electric shower over, door to landing.

## Separate Wc

Low flush toilet, radiator, door to landing.

## Detached Rear Garage

17' 5" x 7' 9" ( 5.31m x 2.36m )

Up and over door to front, light and power.

## Outside Front

Large tarmac driveway with a lawned area as well as large side gated access with a further driveway leading to the garage.

## Outside Rear

Landscaped rear garden with large lawned area with a range of fencing, paved patio areas, Cotswold stone area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH327485](http://connells.co.uk/Property/WVH327485)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH327485 - 0006