



247 Coalway Road, Penn, Wolverhampton, West Midlands, WV3 7NG



3 2 1

Offers Around £220,000

- Exceptionally Well Presented Two/Three Bedroom Detached Bungalow
- Tastefully Improved Throughout
- Open Plan Kitchen & Living Area
- Dining Garden Room
- Viewing Essential
- EPC = E





Property description

Deceptively spacious and superbly presented three bedroom light and airy detached bungalow situated on a generous plot within a popular residential location. Located close to amenities, including a shopping precinct with a variety of select shops to offer, doctors surgery and local schools. Further benefits such as public transport is also available. Briefly comprising of Entrance porch, welcoming entrance hallway, open plan living area with feature wood stove burner and stylish fitted high gloss white kitchen, well designed to accommodate a great selection of soft close cupboards/drawer units and various integrated appliances, impressive dining garden room with glass roof, offering an abundance of natural sunlight, wet room and three bedrooms. The property is further benefiting from; new roof, gas central heating, aluminium framed double glazing, driveway to front,

Accommodation

ENTRANCE PORCH

WELCOMING ENTRANCE HALLWAY

OPEN PLAN LIVING AREA & KITCHEN 7.2m x 4.2m (23'7" x 13'9")

LIVING AREA 4.2m x 4.0m (13'9" x 13'1")

STYLISH FITTED KITCHEN AREA

UTILITY ROOM 1.9m x 1.2m (6'2" x 3'11")

DINING GARDEN ROOM 3.00m x 2.2m (9'10" x 7'2")

BEDROOM ONE 4.2m x 3.3m (13'9" x 10'9")

BEDROOM TWO 3.6m x 2.5m (11'9" x 8'2")

BEDROOM THREE 3.6m x 2.2m (11'9" x 7'2")

WET ROOM 2.7m x 1.3m (8'10" x 4'3")

FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser: <http://content.metropix.com/px/12139532>

Floor plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	53	46	60
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.