





63 COALWAY ROAD

WOLVERHAMPTON, WV3 7LY

OFFERS IN THE REGION OF £300,000

FREEHOLD

A substantial and characterful four-bedroom period home, ideally positioned in a sought-after location with excellent local schooling nearby, including Woodfield Primary and the highly regarded Royal Wolverhampton School.

Retaining a wealth of original features, this impressive family residence offers generous and versatile accommodation throughout, including three rooms and four spacious bedrooms. Further benefits include a driveway providing off-road parking and a large, mature rear garden, enjoying a pleasant and private outlook.

Offered for sale with NO ONWARD CHAIN, this is an excellent opportunity to acquire a spacious period family home with considerable character and scope to make it your own.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

63 COALWAY ROAD

• NO ONWARD CHAIN • LARGE MATURE REAR GARDEN • THREE RECEPTION ROOMS • FOUR BEDROOMS • CONVENIENT FOR A RANGE OF SCHOOLS • DRIVEWAY • PUBLIC TRANSPORT NEARBY





APPROACH
The property is approached via a driveway providing off road parking, with a gated side passage to the rear.

RECEPTION HALL
Radiator, staircase to the first floor landing, useful under stairs pantry.

SITTING ROOM
Bay window to the front, radiator, feature fireplace.

LIVING ROOM
Bay window to the rear, two radiators, feature fireplace.

BREAKFAST ROOM
Window to the rear, radiator, brick fireplace, doorway to the kitchen.

KITCHEN
Two windows to the side, radiator, range of fitted wall, drawer and base units with roll edge work surfaces incorporating a sink and drainer unit. Doorway to the rear lobby.

REAR LOBBY
Doors to the rear garden, w.c. and utility cupboard.

UTILITY CUPBOARD

W.C.
Low level w.c.

FIRST FLOOR LANDING

BEDROOM ONE
Sash window to the front, radiator.

BEDROOM TWO
Bay window to the rear, radiator, fitted wardrobes with overhead storage.

BEDROOM THREE
Window to the rear, radiator, decorative fireplace.

BEDROOM FOUR
Sash window to the front, radiator.

BATHROOM
Sash window to the side, towel rail, suite comprising close-coupled w.c, paneled bath and sink with vanity unit beneath.

REAR GARDEN
A particular feature of the property is the large mature rear garden which provides a pleasant, private rear outlook, and features patio and lawned areas, as well as wide variety of flowers, shrubs and trees.

PROPERTY INFORMATION
Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete

an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

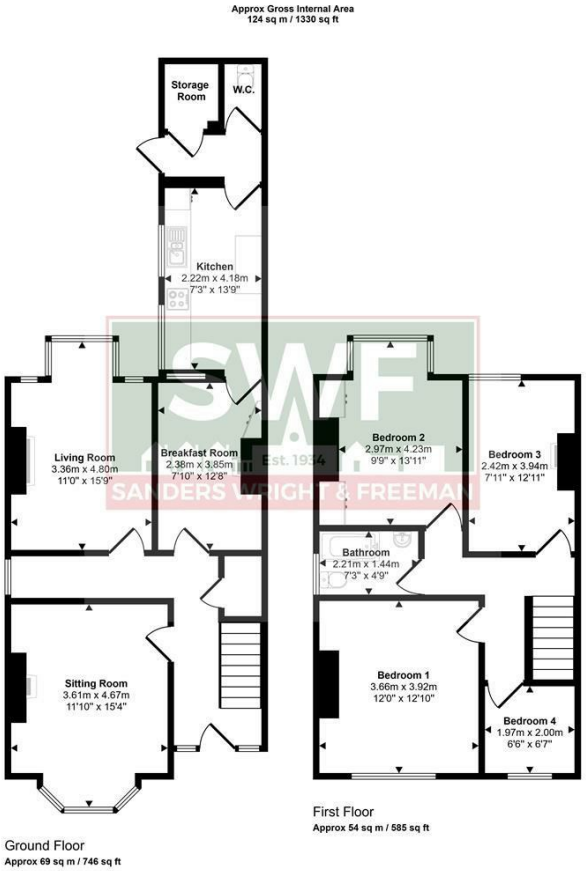
Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

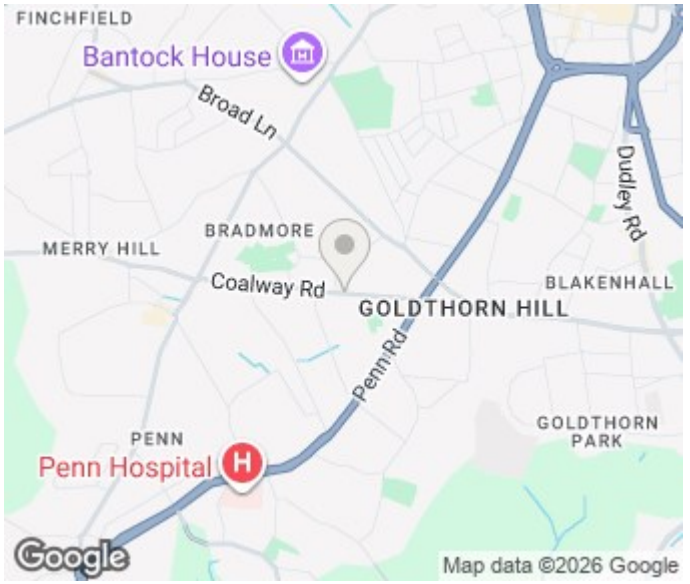
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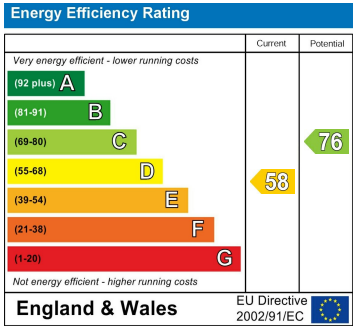












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements