





65 COALWAY ROAD

WOLVERHAMPTON, WV3 7LY

OFFERS IN THE REGION OF £370,000

FREEHOLD

Situated in an extremely popular and well-established residential location, this spacious three-bedroom semi-detached home occupies an attractive position on Coalway Road, conveniently located for a wide range of amenities including well-regarded schools, local shops and excellent public transport links, with the wider amenities of Penn Village and Wolverhampton City Centre both within easy reach.

Offering generous living accommodation throughout, the property comprises a comfortable lounge, separate dining room, spacious dining kitchen and a bright conservatory, providing versatile space ideally suited to modern family living. To the first floor are three well-proportioned bedrooms and a contemporary shower room.

Further benefits include double glazing, gas central heating, a private driveway providing off-road parking for multiple vehicles, a garage and a long rear garden, making this an excellent home for families and those seeking generous indoor and outdoor space.

SWF Est. 1934 SANDERS WRIGHT & FREEMAN

65 COALWAY ROAD

• Extremely Popular & Well-Established Residential Location • Spacious Three-Bedroom Semi-Detached Family Home • Generous Lounge & Separate Dining Room • Well-Appointed Dining Kitchen Ideal For Family Living • Contemporary Shower Room • Private Driveway Providing Off-Road Parking For Multiple Vehicles • Long Enclosed Rear Garden With Excellent Outdoor Space • Garage Offering Additional Parking Or Storage





APPROACH
The property is approached via a driveway providing off road parking for a number of vehicles.

ENTRANCE PORCH
Double glazed to the front and side, door to the reception hall.

RECEPTION HALL
Radiator, useful under stairs cupboard, cloaks cupboard, staircase to the first floor landing and doors to the living room, dining room and kitchen.

LIVING ROOM
Double glazed bay window to the front, radiator, feature fireplace and double folding doors to the dining room.

DINING ROOM
Radiator and doors to the conservatory and kitchen.

KITCHEN
Double glazed windows to the side and rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is a built in gas oven, water softener and space for various household appliances including plumbing for a washing machine. A door provides access to the rear lobby.

REAR LOBBY
Doors to the rear and ground floor w.c.

GROUND FLOOR W.C
Double glazed obscure window to the side, low level w.c and wash hand basin with splash back tiling.

CONSERVATORY
Double glazed to the side and rear, two radiators, Thomas Sanderson fitted blinds to windows and roof and double doors opening out to the rear garden.

FIRST FLOOR LANDING
Loft hatch with drop down ladder providing access to an exceptionally large loft. The owners have advised that the loft is both boarded and insulated and also benefits from a double casement window. Doors radiate to:

BEDROOM ONE
Double glazed window to the front and radiator.

BEDROOM TWO
Double glazed window to the rear and radiator.

BEDROOM THREE
Double glazed window to the rear. radiator and fitted wardrobes.

SHOWER ROOM
Double glazed obscure window to the rear, towel rail, part tiled walls and contemporary suite comprising close coupled w.c, wash hand basin with vanity units beneath and corner shower enclosure.

GARAGE
Electrically operated roller shutter door to the front, power points, lighting and door to the rear.

REAR GARDEN

A particular highlight of the property is the extensive and beautifully maintained rear garden, lovingly cared for by the current owners. Enjoying a high degree of privacy, the garden features a generous paved patio, ideal for outdoor dining and entertaining, leading onto a well-kept lawn bordered by an attractive variety of mature trees including a number of Apple and Cherry trees, shrubs and flowering plants, creating a delightful and tranquil outdoor space. The garden also benefits from a Cold Water Tap and Double Electricity Socket. The owners have advised that there will be a Husqvarna Robotic Mower included in the sale of the 65 Coalway Road.

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

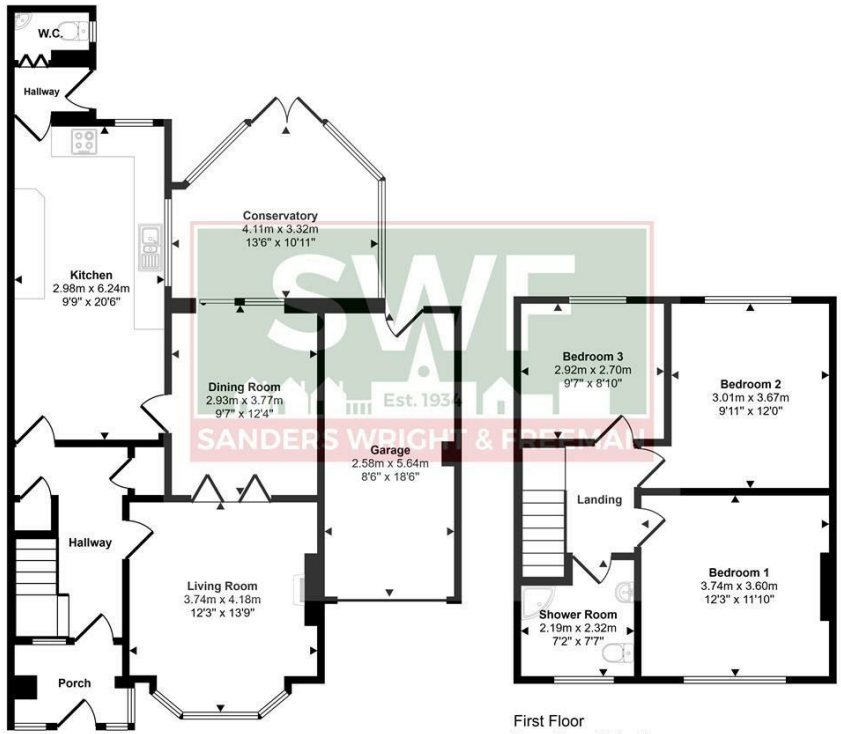
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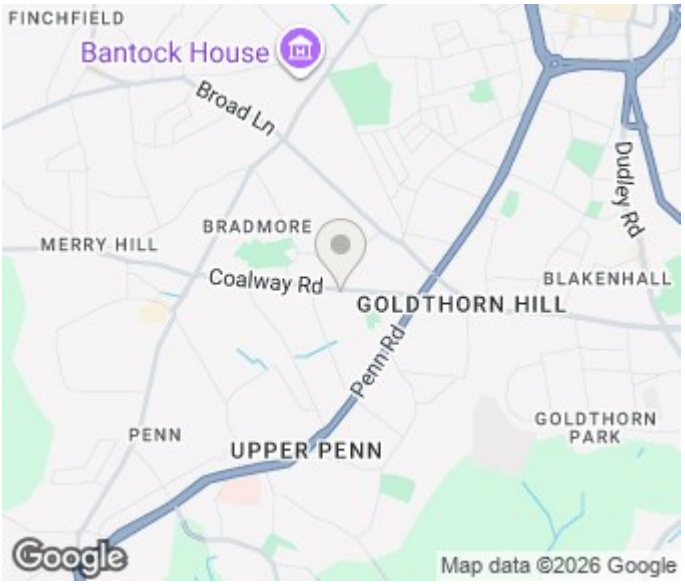


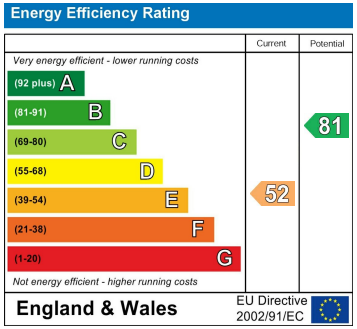


Approx Gross Internal Area
134 sq m / 1439 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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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