

116 Coalway Road, Wolverhampton, WV3 7NB

BERRIMAN
EATON

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This is a detached family home which is in need of some updating but with remarkable scope for considerable improvement, subject to gaining all of the necessary planning permissions and consents. There is off road parking, a garage and a large rear garden. The internal accommodation briefly comprises entrance hall, cloakroom/wc, lounge, dining room, breakfast kitchen and separate utility to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from central heating, majority double glazing and no upward chain.

EPC : E
WOMBOURNE OFFICE

LOCATION
Coalway Road is a particularly desirable road which runs between Penn Road (A449) and Warstones Road, opposite Windsor Road. The City Centre is within easy travelling distance, there are regular public transport services and the area is well served by schooling in both sectors with Woodfield Primary being within walking distance.

DESCRIPTION
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ACCOMMODATION
The ENTRANCE HALL has a wooden door, staircase rising to the first floor landing, radiator and door into the CLOAKROOM which has a low level WC, wash hand basin, double glazed opaque window to the front elevation, tiled floor and radiator. The LOUNGE has a double glazed bay window to the front elevation, coal effect gas fire with wooden surround and radiator. The DINING ROOM has a double glazed window to the rear elevation, radiator and wiring for wall lights. The KITCHEN has a range of wall and base units with complementary work surfaces which incorporate a breakfast bar and which has inset a one and a half sink and drainer with mixer tap. There are spaces for appliances including oven and fridge. There is an understairs storage pantry, double glazed window to the rear elevation and door into the UTILITY. This has a fitted worksurface with base units and an inset single drainer sink unit, plumbing and space for a washing machine and tumble dryer, door to the garden and a door into the GARAGE. This has an elevating door.

The staircase rises to the FIRST FLOOR LANDING with a double glazed window to the side elevation, wooden balustrades, loft access, vertical radiator and door into the BATHROOM which is fitted with a white suite which comprises a bath, separate shower cubicle, pedestal wash hand basin and low level wc, double glazed opaque window to the front elevation, part tiling to the walls and radiator. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the front elevation with radiator. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, wall mounted central heating boiler and radiator.

OUTSIDE
To the front of the property there is a tarmac DRIVEWAY affording off road parking with a hedge boundary and a lawned foregarden, access to the garage and side access to the REAR GARDEN which has a full width paved patio, extensive lawn with fencing to the boundary and an array of established shrubs.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
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
The long term flood defences website shows very low risk

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Offers In The Region Of
£325,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.






116 Coalway Road

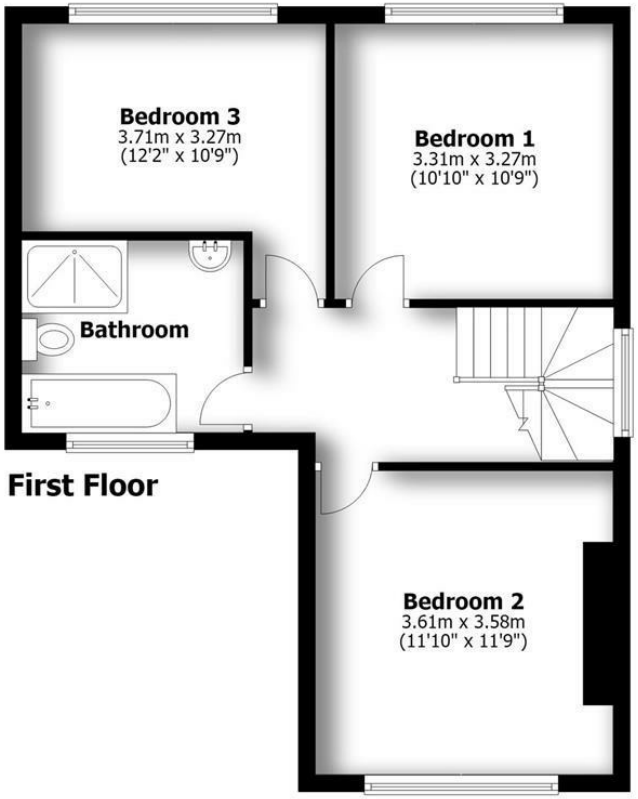
Wolverhampton

HOUSE:	110.5sq.m.	1189sq.ft.
GARAGE:	12.9sq.m.	139sq.ft.
TOTAL:	**123.4sq.m.**	**1328sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor







