



Connells

Olinthus Avenue
Wednesfield Wolverhampton

Olinthus Avenue Wednesfield Wolverhampton WV11 3DG

for sale offers in excess of
£240,000



Property Description

Samuel Thorneywork from the Award Winning Connells Estate Agents is proud to bring to the market this beautifully presented three bedroom semi detached family home with NO UPWARD CHAIN and is ready and available now. Suitable for first time buyers, investors and families, for further details please contact Connells. The property benefits from having an alarm system fitted.

Externally the property has a large frontage providing ample off road parking and pleasant enclosed rear garden with an entertainment patio area. Internally the property has an entrance porch entrance hall, side entrance with ground floor utility/home office. The ground floor also has a lounge, refitted entertainment kitchen diner. To the first floor there are three bedrooms and a refitted family bathroom.

The Location & Area

Situated on the ever sought after Olinthus Avenue which is conveniently located for Linthouse Lane where there is a fantastic selection of local shopping, public houses, eateries, doctors, dentists and the property is also within close proximity to Wednesfield and Bentley Bridge Retail Park where there is an abundance of local shopping. New Cross Hospital, the M54 and M6 motorways are also conveniently located within close proximity.

Approach

Brick built entry pillars with a feature decorative pebbled off road parking to front with wooden barked edges and a lawned area.

Entrance Porch

Double glazed French doors to front access, door to entrance hall.

Entrance Hall

Door to entrance hall, stairs to landing, storage cupboard, doors to various rooms, central heating radiator.

Side Veranda/ Side Entrance

19' 7" x 13' 5" (5.97m x 4.09m)

Door to front access, door to rear, door to utility/ home office and door to kitchen.

Lounge

14' into recess x 11' 5" (4.27m into recess x 3.48m)

Double glazed window to front, door to hall, central heating radiator.

Kitchen Diner

20' 4" x 9' 4" max (6.20m x 2.84m max)

Double glazed window to rear, double glazed window to rear, double glazed French doors to rear, door to side access, access to entrance hall, a fantastic selection of fitted wall and base units with roll top work surfaces, wall mounted boiler, part brick effect tiled walls, electric hob with oven and extractor hood, a sink unit.

Utility/ Home Office

10' x 4' 7" (3.05m x 1.40m)

This room has various usage options. Window to rear, door to veranda/side entrance.

First Floor Landing

Loft access, double glazed window to side, stairs to ground floor, doors to various rooms.

Bedroom One

11' 7" x 11' (3.53m x 3.35m)

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

Bedroom Two

12' into recess x 9' 6" (3.66m into recess x 2.90m)

Double glazed window to rear, central heating radiator, built in wardrobe, door to landing.

Bedroom Three

8' 5" max x 8' 6" (2.57m max x 2.59m)

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

Bathroom

Two double glazed windows to rear, panelled bath with shower and screen, low flush toilet, pedestal wash basin, heated towel rail, door to first floor landing.

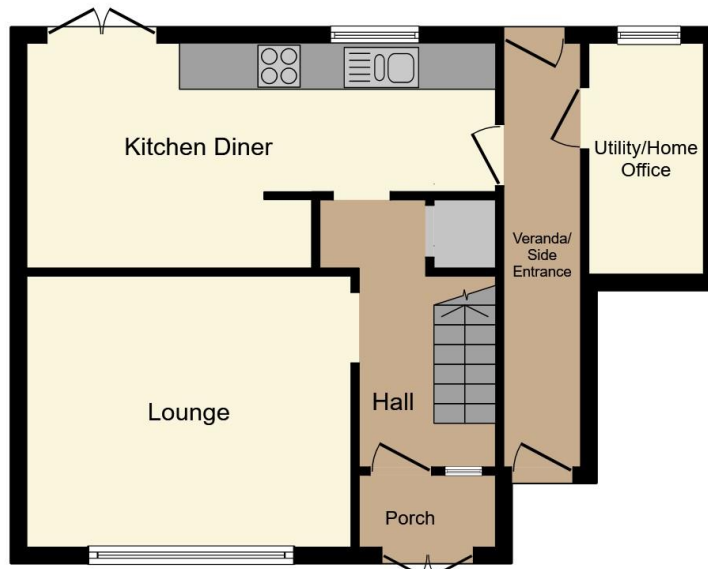
Outside Rear

Lawned area, paved patio area, brick built wall, selection of trees, plants and shrubs.

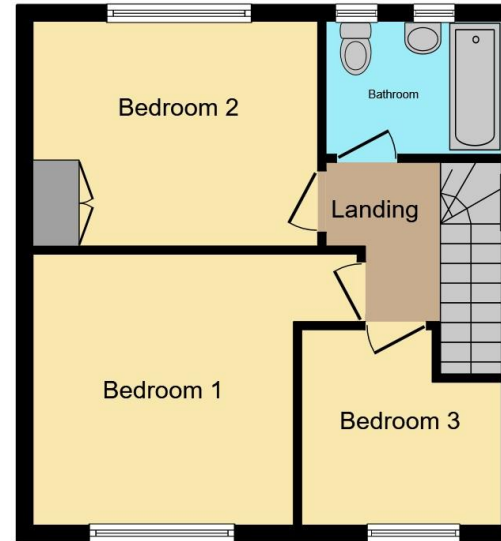








Ground Floor



First Floor

Total floor area 90.2 m² (971 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334963



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