



Connells

Crathorne Avenue
Oxley Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom semi detached family property in a popular residential location. Benefiting from an abundance of internal and external space, this property is an ideal family property. Viewing of the property is crucial in order to fully understand and appreciate the large amount of living space on offer.

The property comprises of entrance hall, large entertainment style living area leading to kitchen, three spacious bedrooms and family bathroom. Externally there is a generous driveway to front with side shared access and large enclosed rear garden.

Entrance Hall

Double glazed door to front, stairs to first floor landing, understair storage cupboard, central heating radiator, double doors to lounge diner

Kitchen Lounge Diner

23' max x 16' narrowing to 10' (7.01m max x 4.88m narrowing to 3.05m)

Lounge Diner Area

Double glazed window to front, central heating radiator, double glazed doors to rear garden.

The Location & Area

Irregular Shaped Room x (x)

Conveniently located for access into Wolverhampton City centre as well as the i54 commercial development, M54 and M6 motorways via the A449 Stafford Road. Located immediately in the area is a range of schooling, parks and shops.

Kitchen Area

A range of wall and base units, space for oven, extractor, inset sink, plumbing for washing machine, breakfast bar area, open to lounge diner.



First Floor Landing

Doors to various rooms

Bedroom One

10' 10" x 9' 10" (3.30m x 3.00m)

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

Bedroom Two

8' 9" x 11' 11" (2.67m x 3.63m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

9' 9" x 6' 10" (2.97m x 2.08m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to front, P shaped panelled bath with electric shower, low flush toilet, pedestal sink, central heating radiator, extractor hood, door to first floor landing.

Outside Front

Large tarmac driveway with block paved edging.

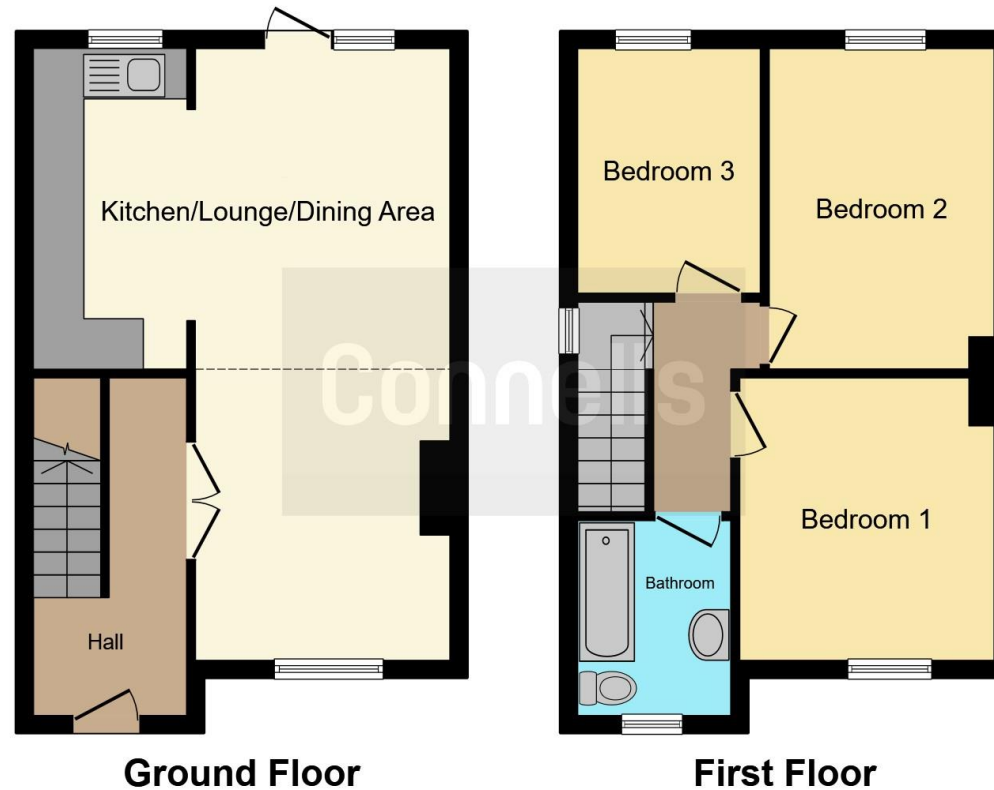
Outside Rear

Good size enclosed rear garden with lawned area, panelled fences, timber shed, raised decking area.









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.focalagent.com

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332491



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH332491 - 0002