



Connells

Colliery Lane Olive Avenue
Wolverhampton

Colliery Lane Olive Avenue Wolverhampton WV4 6BE

for sale offers in the region of
£340,000



Property Description

The award winning Connells Wolverhampton branch are delighted to present The Old Colliery, an extended two bedroom detached bungalow with an attached 1-bedroom annex, offering a perfect blend of comfort and versatility.

This charming property is ideal for families or those looking for ground floor accommodation providing ample living space and modern conveniences.

Upon entering the bungalow, you are welcomed into a spacious kitchen that flows seamlessly into a large lounge, creating a perfect area for both relaxation and entertaining. The property features two double bedrooms and a well-appointed bathroom which completes the main living area.

The attached annex is a wonderful addition, featuring its own lounge, kitchen, bathroom, and bedroom, making it an ideal space for guests or extended family.

Outside, the property boasts a generously sized garden, perfect for outdoor activities and gatherings. Additionally, a workshop is available, providing extra space for hobbies or storage needs. The bungalow is equipped with solar panels, enhancing its energy efficiency.

The Old Colliery on Olive Avenue is a rare find and viewings are highly recommended.

Don't miss out on the opportunity to make this lovely property your new home. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated to the south of Wolverhampton City centre with easy access to Birmingham New Road, A449 and the Black Country route. Just a short distance away from numerous local parks and both Wolverhampton and Coseley train station.

Approach

Generously sized driveway and front garden.

Porch

Two double glazed windows to side, double glazed window to front, door to kitchen.

Kitchen

18' 7" x 13' 10" (5.66m x 4.22m)

Matching wall and base units with African Teak worktops, plumbing point for washing machine, space for dryer, wall mounted boiler, Belfast sink with mixer tap, integrated dishwasher two fridge and freezers, door to porch, French doors to patio area.

Lounge

21' 2" x 18' 2" (6.45m x 5.54m)

Gas fire place with brick surround, infrared heater panel, French doors to the kitchen, doors to bedrooms and bathroom, two radiators, double glazed windows to side.

Inner Hallway

Loft access, ceiling light point, access to the lounge.

Bedroom One

14' 2" x 12' 9" (4.32m x 3.89m)

Double glazed windows to rear and side, radiator.

Bedroom Two

13' 4" x 11' 10" (4.06m x 3.61m)

Double glazed window to side, radiator.

Bathroom

Panelled bath with shower attachment, low flush wc, vanity wash hand basin, separate shower cubicle, partly tiled walls, extractor fan, radiator, double glazed window to side.

Lounge Annex

15' 10" x 13' 1" (4.83m x 3.99m)

Three double glazed windows to front, double glazed window to side, two radiators, electric fireplace, doors to kitchen.

Kitchen Annex

12' 9" x 7' 7" (3.89m x 2.31m)

Double glazed windows to rear and side, one and a half sink and drainer, mixer tap, electric cooker point, plumbing point for washing machine, wall mounted boiler.

Bathroom Annex

Panelled bath, low flush wc, was hand basin, heated towel rail, partly tiled walls, double glazed window to rear.

Bedroom Annex

12' 9" x 10' 6" (3.89m x 3.20m)

Double glazed window to rear, radiator.

Outside Rear

Patio area with summer house, wood fire brick built pizza oven, greenhouse, two timber sheds, decking area, concrete pairing patio, mature trees, outside tap point, access to the workshop.

Workshop

Double glazed window, work bench and electric storage heater.

Agents Note

The property has solar panelled to the front and annex, please seek advice for further information before incurring any costs.









Floor Plan

Workshop

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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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