



**Connells**

Overton Walk  
Merry Hill Wolverhampton



# Overton Walk Merry Hill Wolverhampton WV4 4YF

for sale offers over  
**£210,000**



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this deceptively spacious four/five bedroom end terrace family home situated in a popular location, close to popular schooling and also boast NO ONWARD CHAIN. Call Connells Wolverhampton to book your viewing.

Internally the property comprises of an inviting entrance hall leading to a ground floor wc, spacious lounge and a well appointed with a adjoining reception room which could be used as a dining room or potential Bedroom Five. Heading upstairs you will find four generous size bedrooms and family bathroom. Outside to the front is a well maintained lawn and the rear garden benefits from being low maintenance.

## The Location & Area

Set off Warstones Drive just a short distance from Penn, Merry Hill and Wolverhampton City centre this property offers easy access to local amenities, good schools and transport links nearby.

## Approach

Set back from the roadside behind a front garden leading to the main accommodation.

## Entrance Hall

Door to front, central heating radiator, ceiling light point, storage cupboard, stairs rising to the first floor, door to ground floor wc, lounge and kitchen.

## Ground Floor Wc

Double glazed window to front, low flush wc, wash hand basin, ceiling light point.

## Lounge

16' 3" x 11' 8" ( 4.95m x 3.56m )  
Double glazed window to front, electric fireplace, ceiling light point with fan, central heating radiator.

## Kitchen

11' 4" x 10' 5" ( 3.45m x 3.17m )  
Base units, sink and drainer with spray mixer tap, plumbing for washing machine, part tiled walls, integrated oven, four ring gas hob, extractor hood, storage cupboard, ceiling light point, access to lobby, double glazed window to rear, doors to entrance hall, dining room/Bedroom Five.

## Dining Room/ Bedroom Five

12' 2" x 11' 5" ( 3.71m x 3.48m )  
Double glazed window to rear, central heating radiator, ceiling light point.

## Lobby

Access storage area and garden.

## First Floor Landing

Two ceiling light points, loft access, cupboard housing wall mounted boiler, doors to various rooms.

## Bedroom One

11' 5" x 11' 7" ( 3.48m x 3.53m )

Double glazed window to front, central heating radiator, ceiling light point.

## Bedroom Two

11' 5" x 10' 1" ( 3.48m x 3.07m )

Double glazed window to front, central heating radiator, ceiling light point.

## Bedroom Three

11' 8" x 10' 4" ( 3.56m x 3.15m )

Double glazed window to rear, central heating radiator, ceiling light point.

## Bedroom Four

8' 8" x 7' 8" ( 2.64m x 2.34m )

Double glazed window to rear, central heating radiator, ceiling light point.

## Bathroom

Panelled bath with shower over, wall mounted wash hand basin, low flush wc, ceiling light point, part tiled walls, double glazed window to rear.

## Outside Rear

Paving, lawn, rear garden, shrubbery, outside tap.













To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

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