



Rakegate Close  
Oxley  
Wolverhampton  
WV10 6US

**Offers In Region Of £220,000**

Est. 1934

# SWF



**SANDERS WRIGHT & FREEMAN**

Lovely modern four bedroom detached home in a pleasant cul-de-sac location, convenient for local shops and schools as well as access to the M54 and I54 business development. Having a driveway and garage providing off road parking the generous accommodation includes a spacious living room and dining kitchen, guest cloakroom, en-suite to the master bedroom and further family bathroom. To the rear is a low maintenance southerly facing garden.

**DRIVEWAY** To the side of the property is a driveway providing off road parking for two vehicles and an electric charge point. There is a side gate to the garden and access to the garage.

**ENTRANCE HALL** Laminate flooring, radiator, door to a guest cloakroom.

**GUEST CLOAK ROOM** Close coupled w.c. radiator and pedestal wash hand basin with splash back tiling.

**LIVING ROOM 17' 3" x 13' 6" (5.26m x 4.13m)**  
Double glazed window to the front, 2 radiators, laminate flooring, useful storage cupboard, staircase to the first floor landing and a door to the dining kitchen.

**DINING KITCHEN 17' 8" x 9' 10" (5.41m x 3.01m)**  
Double glazed window to the rear, double glazed double doors opening out to the rear garden, tiled floor, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a 11/4 bowl sink and drainer unit with mixer tap. There is a built in double oven with 4 ring gas hob above, plumbing for both a dishwasher and washing machine and space for a fridge freezer.

**FIRST FLOOR LANDING** Loft access, radiator

**BEDROOM ONE 11' 5" x 9' 3" (3.48m x 2.83m)**  
Double glazed window to the front, radiator, laminate flooring, built-in double wardrobe and door to en-suite shower room.

**EN-SUITE SHOWER ROOM** Radiator, pedestal wash hand basin, close coupled w.c. shower enclosure.

**BEDROOM TWO 9' 11" x 8' 8" (3.03m x 2.66m)**  
Double glazed window to the rear, radiator and laminate flooring.

**BEDROOM THREE 10' 7" x 6' 1" (3.24m x 1.86m)**  
Double glazed window to the front, radiator and laminate flooring.

**BEDROOM FOUR 8' 9" x 6' 6" (2.69m x 2.0m)**  
Double glazed window to the rear, radiator, laminate flooring.

**FAMILY BATHROOM** Radiator, part tiled walls and white suite comprising close coupled w.c. pedestal wash hand basin and panelled bath with shower above.

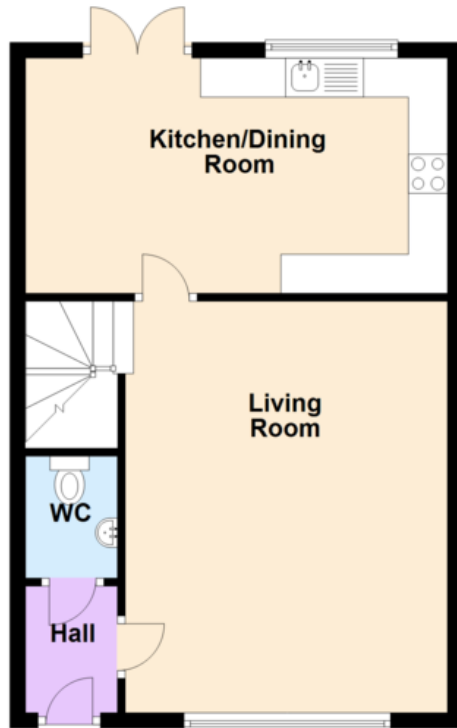
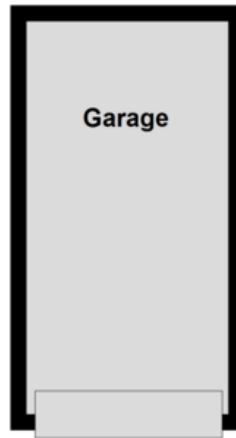
**REAR GARDEN** To the rear of the property is a pleasant southerly facing garden with patio and artificial turfed lawn. A gate provides access to the side driveway

**GARAGE 17' 3" x 8' 6" (5.27m x 2.6m)**  
Up and over door to the front.

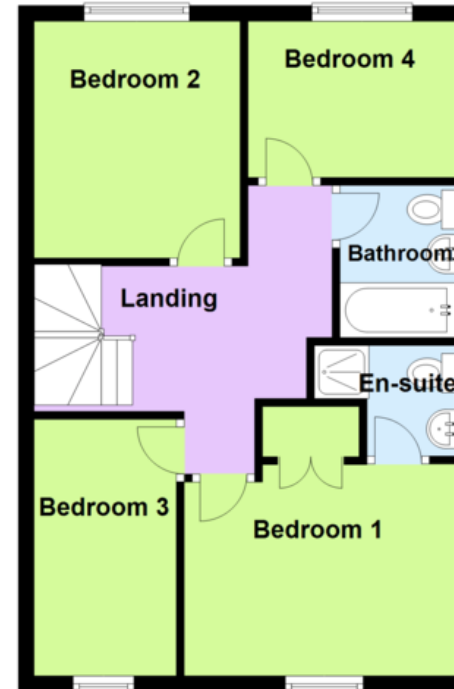


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Ground Floor



First Floor



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