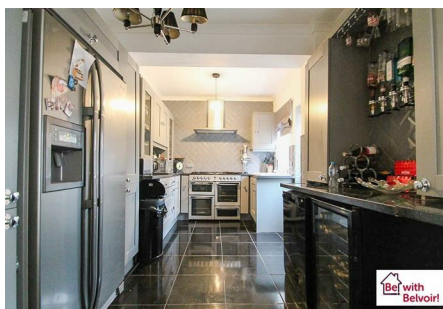


## Oxley Moor Road, Oxley, Wolverhampton, West Midlands WV10 6TU



**Offers In The Region Of £240,000 Freehold**



**\*AN EXTENDED, SPACIOUS FAMILY HOME\*** Belvoir are delighted to be presenting to market this wonderful, extended three/four bedroom semi-detached property in a hugely popular residential area. Briefly offering three reception rooms, conservatory, kitchen, ground floor WC, three bedrooms, office area, master dressing room, en-suite bathroom, shower room, off road parking & rear garden. The property is ideally located on the Oxley Moor Road with good transport links to Wolverhampton City Centre, A449 Stafford linking to the M54 and adjoining M6 motorways. Internally

the property benefits from three reception rooms (including occasional bedroom four), conservatory, kitchen and ground floor WC. To the first floor is a family bathroom, two double bedroom, master dressing room, en-suite bathroom and shower room. To the second floor a generous sized bedroom with built-in wardrobes. Externally is ample off road parking and a generous size rear garden. A real must see for any growing family! **FREEHOLD**





## Entrance Porch

Double glazed composite door to front, double glazed door to entrance hall.

## Entrance Hall

Double glazed door to front, stairs rising to first floor landing, understair storage, central heating radiator, doors to various rooms.

## Snug/Bedroom Four

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

## Dining Room

14'0 (into bay) x 10'7 (into recess)

Double glazed bay window to front, central heating radiator, open arch to lounge.



## Lounge

13'0 x 10'6 (into recess)

Double glazed patio doors leading to conservatory, TV aerial point, open arch to kitchen.

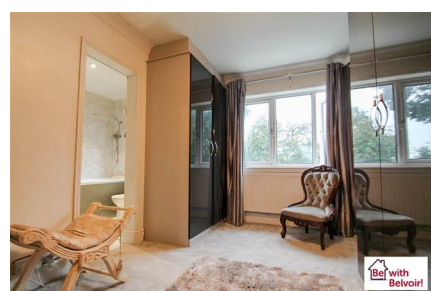
## Conservatory

9'9 x 9'7

UPVC and brick construction, double glazed windows to rear and side, double glazed doors leading to rear garden, door to ground floor wc, storage cupboard with plumbing for washing machine.

## WC

Low level flush WC, wall hung wash hand basin, complementary tiling, extractor fan.



## Kitchen

14'4 x 8'4

Double glazed window to rear, double glazed door leading to rear garden, wall and base units with work tops over, single bowl ceramic sink and drainer, freestanding cooker with chimney style extractor hood over, complimentary tiling, breakfast bar, wine cooler.

## Landing

Storage cupboard, doors to various rooms.

## Bedroom One

13'3 x 10'7

Double glazed window to front, central heating radiator, TV aerial point, integrated dressing table, open arch to dressing room, door to landing.



## Dressing Room 11'10 x 8'5

Double glazed window to rear, built-in wardrobes, central heating radiator, door to en-suite bathroom.

## En Suite

Double glazed window to rear, jacuzzi bath with thermostatic shower over, vanity unit with inset wash hand basin, low level WC, extractor shaver point, central heating boiler, under floor heating, complementary tiling.

## Bedroom Two 11'5 x 7'2

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



## Shower Room

Double glazed window to rear, walk-in shower cubicle with thermostatic shower over, vanity unit with inset wash hand basin, low level WC, complementary tiling.

## Office Area 9'1 x 6'3 (max)

Double glazed bow window to front, central heating radiator, telephone point, stairs rising to bedroom three.

## Second Floor

## Bedroom Three 17'1 x 11'3 (max)

Double glazed dormer window to rear, double glazed skylight to rear, built-in wardrobes, central heating radiator, TV aerial point.



## Outside Front

Gravelled ample off road parking with wrought iron gates.

## Outside Rear

Lawned area, patio area, garden shed, decking, planted borders, side access.





GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	