

Connells

Beech Road
Oxley Wolverhampton

Beech Road
Oxley Wolverhampton WV10 6TP

for sale offers over
£270,000







Property Description

James Wenlock from the Award Winning Connells Wolverhampton is delighted to bring to the market this deceptively large and spacious three bedroom semi detached family home. Benefiting from being in an immaculate condition and having an incredibly large and spacious rear garden, this property must be viewed in order to fully appreciate. Call Connells today to book your viewing.

The property briefly comprises of an entrance hall, lounge, sitting room, extended dining room, modern fitted stylish kitchen, utility room storage area, downstairs wc, three bedroom with fitted wardrobes and a family bathroom. Externally there is a generous driveway and a large enclosed rear garden leading to an additional parcel of land included in the sale, forming a large rear garden.

The Location & Area

Set to the north of Wolverhampton City centre in the Oxley area just off the Stafford Road and ideally located for access to the M54 and adjoining M6 motorway. The property is also conveniently located for the i54 commercial development. The area hosts a range of local schooling, shopping facilities with the A449 offering further access into the City centre which offers a wider variety of high street shops, amenities and leisure facilities including rail and bus transport services.

Entrance Hall

Feature door to front, central heating radiator, feature panelling, doors to various rooms.

Lounge

12' 11" x 10' 6" (3.94m x 3.20m)

Double glazed bay window to front, feature brick fireplace, laminate flooring, bifold doors to sitting room.

Sitting Room

13' 4" x 10' 1" max (4.06m x 3.07m max)

Open to dining room, feature inset wood burner with brick surround, bifold doors to lounge, door to kitchen.

Extended Dining Room

12' 4" x 13' 9" (3.76m x 4.19m)

Double glazed bifold doors to rear, central heating radiator, feature seating area, open to sitting room.

Modern Refitted Kitchen

9' 8" x 12' 7" (2.95m x 3.84m)

Double glazed window to rear, double glazed door to rear, a range of stylish wall and base units, feature work tops and tiled upstand, integrated oven, hob, extractor, space for fridge freezer, integrated dishwasher, door to utility room.

Utility Room

10' 2" x 4' 5" (3.10m x 1.35m)

A range of wall and base units, inset sink, door to storage area.

Downstairs Wc

Low flush toilet, sink, heated towel rail, tiled flooring.

First Floor Landing

Doors to various rooms.

Bedroom One

13' 5" x 9' 6" (4.09m x 2.90m)

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

Bedroom Two

12' 10" x 10' 9" (3.91m x 3.28m)

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

Bedroom Three

11' 1" x 6' 7" (3.38m x 2.01m)

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

Family Bathroom

Corner bath, low flush toilet, wash hand basin, shower cubicle, door to first floor landing.

Outside Front

Large driveway providing off road parking, access to bike store.

Outside Rear

Feature rear garden with outdoor kitchen, lawned area, timber shed, large feature porcelain paved patio area, additional plot of land to rear included in the sale.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



















Ground Floor **First Floor**

Total floor area 113.4 m² (1,221 sq.ft.) approx

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.propertybox.io

Connells

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/WVH336406

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.