



**Connells**

Oaks Crescent  
Chapel Ash Wolverhampton



### Property Description

Introducing Oaks Crescent, a significantly extended and modern four double-bedroom semi-detached house nestled in the sought after Chapel Ash area and located within a conservation area. This property is ideally situated near esteemed schools, West Park and convenient public transport links.

The spacious accommodation includes a porch, entrance hallway, lounge, dining room, kitchen, a supplementary second kitchen, ground floor wc. Upstairs are four first-floor bedrooms, one featuring an en-suite bathroom. Additionally, a family shower room enhances the first floor. Outside, to the front is a generous off-road parking area which accommodates several vehicles and is secured by front gates, while a rear garden provides a private outdoor retreat.

### The Location & Area

Situated to the outskirts of Wolverhampton City centre the property is ideally situated by a host of excellent schools, amenities and shops with West Park hospital only a short drive away. Wolverhampton City centre itself offers a range of high street shops, amenities and leisure facilities along with excellent transport links including the rail and bus station, which offers both local and national services.

### Entrance Porch

Wall light and door to the entrance hallway.

### Entrance Hall

Door to entrance porch, radiator, ceiling light point, stairs rising to the first floor and doors to the lounge and dining room.

### Lounge

22' 8" x 11' 11" ( 6.91m x 3.63m )

Double glazed window to the front, ceiling light point, two wall light points and double glazed sliding door to the rear garden.

### Dining Room

20' 5" max x 8' 11" max ( 6.22m max x 2.72m max )

Two double glazed windows to the side, two ceiling light points, radiator and French doors to the rear garden and further door to the kitchen.

### Kitchen

11' 2" x 7' 9" ( 3.40m x 2.36m )

Matching wall and base units with fitted spotlights, composite sink and drainer with mixer tap, tiled walls, log burner, ceiling light point, double glazed window to the rear and door to the second kitchen.

### Second Kitchen

14' 9" x 5' 5" max ( 4.50m x 1.65m max )

Matching wall and base units with double oven, gas hob and extractor hood above, ceiling light point, radiator, double glazed window to the rear and doors to the rear garden, ground floor wc and the garage.

## Ground Floor Wc

Low flush wc, wash hand basin and double glazed window to the side.

## First Floor Landing

Double glazed window to the front, ceiling light point, loft access and doors to all bedrooms and bathroom.

## Bedroom One

15' 1" max x 14' 5" max ( 4.60m max x 4.39m max )

Double glazed windows to the front and rear, fitted wardrobe, ceiling light point, radiator, loft access, door to the en-suite, door to first floor landing.

## En-Suite

Shower cubicle, wash hand basin, low flush wc, double glazed window to the front, ceiling light point, extractor fan and a wall mounted electric heater.

## Bedroom Two

11' 10" x 11' 2" ( 3.61m x 3.40m )

Double glazed window to the front, ceiling light point, fitted wardrobe, radiator, door to first floor landing.

## Bedroom Three

11' 10" x 11' 3" ( 3.61m x 3.43m )

Double glazed windows to the rear, fitted wardrobe, ceiling light point, radiator, door to first floor landing.

## Bedroom Four

10' 1" max x 9' max ( 3.07m max x 2.74m max )

Double glazed window to the rear, radiator, ceiling light point, fitted wardrobes, door to first floor landing.

## Shower Room

Double glazed window to the front, shower cubicle, vanity wash hand basin and wc, cupboard housing the wall mounted boiler, extractor fan, ceiling light point, radiator, door to first floor landing.

## Outside Rear

A well-maintained rear garden with a canopy area, several paved patio areas, lawn and gravelled area and a monkey puzzle tree and an oak tree with both having tree preservation orders.

## Garage

Wall light, ceiling light point and double opening garage doors.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

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Tenure: Freehold



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