



Connells

Probert Road  
Oxley Wolverhampton





### Property Description

The award winning Connells Wolverhampton branch introduce this traditional three-bedroom semi-detached family home located on Probert Road in the sought-after area of Oxley. Perfect for those seeking a project and comes with the added benefit of no onward chain.

Upon entering, you are greeted by an inviting entrance hallway that leads to the spacious lounge/dining room. The kitchen offers access to a utility area and then access to a ground floor WC, adding to the practicality of the layout.

Moving upstairs, you will find three well-proportioned bedrooms and a family bathroom, offering comfortable living spaces for the whole family.

Outside, the property features a front driveway providing ample parking space, along with a garage that can serve as additional parking or storage, catering to your needs. To the rear, a garden awaits, offering an outdoor space for relaxation or entertaining.

Don't miss the opportunity to transform this property into your dream family home with your personal touch and modern updates. Call the Connells Wolverhampton branch today to book your viewing.

### Location And Area

Set to the north of Wolverhampton city centre just set back from the A449 which conveniently offers access to the M54 motorway and i54 commercial development. There is a selection of popular schooling nearby and is a short distance from doctors, New Cross Hospital and West Park.

### Approach

Set back from the roadside behind a tarmac driveway for ample parking..

### Entrance Hallway

Double glazed window to the front, radiator, ceiling light point, storage cupboard beneath the stairs with a window to side, stairs rising to the first floor and doors leading to the lounge/dining room and kitchen.

### Lounge/ Dining Room

24' max x 9' 11" max ( 7.32m max x 3.02m max )

Double glazed window to the front, two radiators, gas fireplace, ceiling light point, double glazed sliding door to the rear garden and door to the entrance hallway.

### Kitchen

7' x 5' ( 2.13m x 1.52m )

Matching wall and base units with inset stainless steel sink and drainer mixer tap, partly tiled walls, double glazed window to the rear, ceiling light point, door to the entrance hallway and access to the utility area.

## Utility

6' x 5' min ( 1.83m x 1.52m min )

Worktop with plumbing point for washing machine beneath, wall mounted cupboard, ceiling light point, radiator, doors leading to the garage, ground floor WC and rear garden.

## First Floor Landing

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

## Bedroom One

11' max x 9' max ( 3.35m max x 2.74m max )

Double glazed window to the front, radiator, ceiling light point and fitted cupboards beneath the bay window.

## Bedroom Two

10' 11" x 9' ( 3.33m x 2.74m )

Double glazed window to the rear, ceiling light point and radiator.

## Bedroom Three

6' 1" x 5' 10" ( 1.85m x 1.78m )

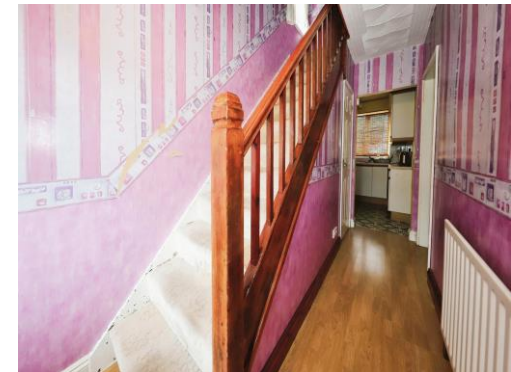
Double glazed window to the front, ceiling light point and radiator

## Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, partly tiled walls, extractor fan, radiator and a double glazed window to the rear.

## Outside Rear

Generally sized rear garden.



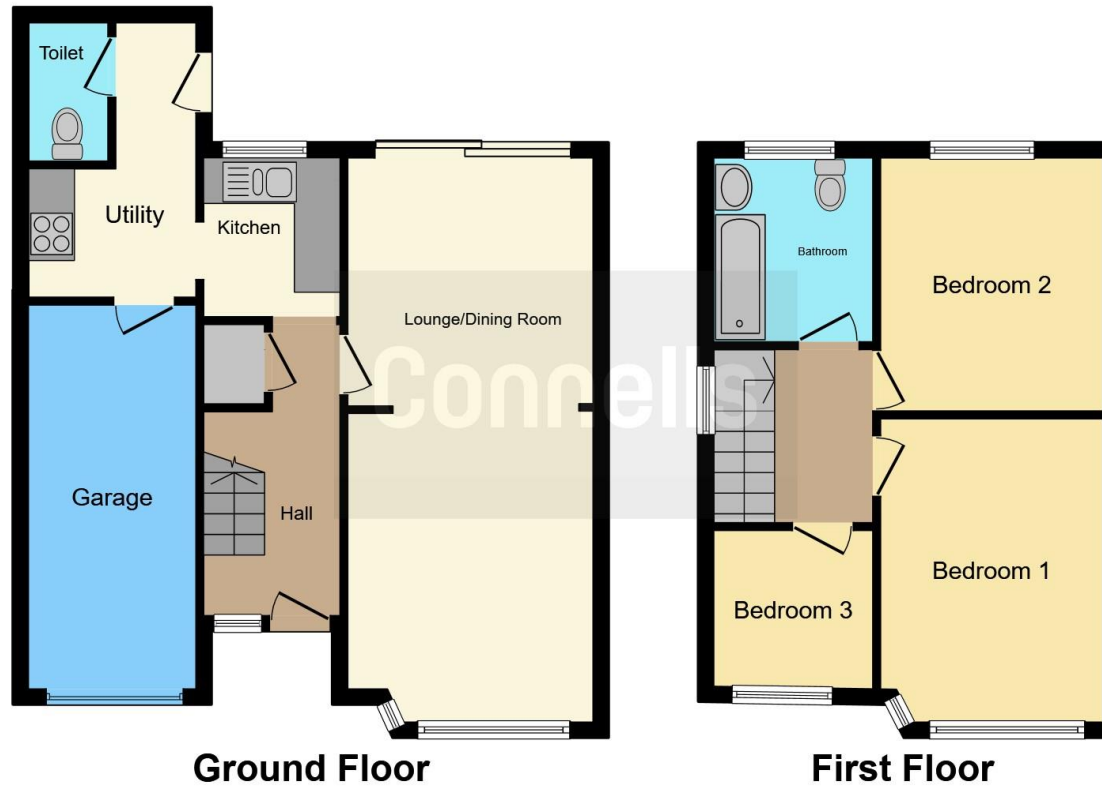












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH329961](http://connells.co.uk/Property/WVH329961)**

Tenure: Freehold



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Property Ref: WVH329961 - 0002