



**Connells**

Le Mans Gardens  
Oxley Wolverhampton



# Le Mans Gardens Oxley Wolverhampton WV10 6GW

for sale offers in the region of  
**£300,000**



## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market proud this recently built four bedroom semi detached family home on the popular Banbury Place development in Oxley.

Internally the property is immaculately presented and viewings are highly recommended to appreciate the outstanding condition of this fantastic residence.

The property comprises an entrance hallway, spacious lounge, large open plan entertainment kitchen diner, separate utility area and a convenient ground floor WC. Heading upstairs to the first floor, you'll find three generously sized bedrooms and a family bathroom. On the second floor is the main bedroom and adjoining en-suite shower room. Externally there is a large driveway for several vehicles and a garage for additional parking or storage space. To the rear is a good size enclosed rear garden ideal for families.

With its modern construction and desirable location, Le Mans Gardens presents an excellent opportunity for those seeking a modern and stylish home. Don't miss the chance to make this property your own and book your viewing today with the Connells Wolverhampton branch.

## Location And Area

Situated on a popular and modern built development just off the A449 Stafford Road, which offers fantastic commuting links into Wolverhampton City Centre and the M54 as well as M6 motorways, the i54 business park is also relatively close by as well as popular schooling, doctors and dentists as well as popular public houses with eateries just a stones throw away.

## Approach

Off road parking to side, access to garage, side gate, door to main accommodation.

## Entrance Hall

Radiator, stairs to first floor landing, door to lounge

## Lounge

16' 6" max x 12' 5" max ( 5.03m max x 3.78m max )

Double glazed windows to front and side, radiator, storage cupboard, open plan to the kitchen diner.

## Kitchen Diner

15' 7" x 10' 7" ( 4.75m x 3.23m )

Matching wall and base units with composite one and a half sink drainer with mixer tap, integrated double oven, fridge freezer, dishwasher, four ring gas hob with extractor above, radiator, French doors to rear garden, door to utility



## Utility

6' x 5' 9" ( 1.83m x 1.75m )

Plumbing point for washing machine, space for dryer, radiator, extractor fan, doors to ground floor wc, rear garden kitchen/ diner.

## Ground Floor Wc

Low flush wc, wash hand basin, radiator, extractor fan, wall mounted boiler, double glazed window to side.

## First Floor Landing

Cupboard housing the water cylinder, doors to three bedrooms and family bathroom, stairs to second floor.

## Bedroom Two

14' 1" x 8' 6" ( 4.29m x 2.59m )

Double glazed window to rear, radiator.

## Bedroom Three

13' x 8' 6" ( 3.96m x 2.59m )

Double glazed window to front, radiator.

## Bedroom Four

10' 5" x 6' 6" ( 3.17m x 1.98m )

Double glazed window to rear, radiator.

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, radiator, double glazed window to front.

## Second Floor Landing

Radiator, door to bedroom one.

## Bedroom One

21' 1" max x 12' max ( 6.43m max x 3.66m max )

Double glazed window to front, skylight, built in wardrobe, two radiators, loft access, storage cupboard, door to en-suite.

## En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, partly tiled walls, skylight, radiator, extractor fan.

## Outside Rear

Paved patio area with lawn, outside tap and side gate.



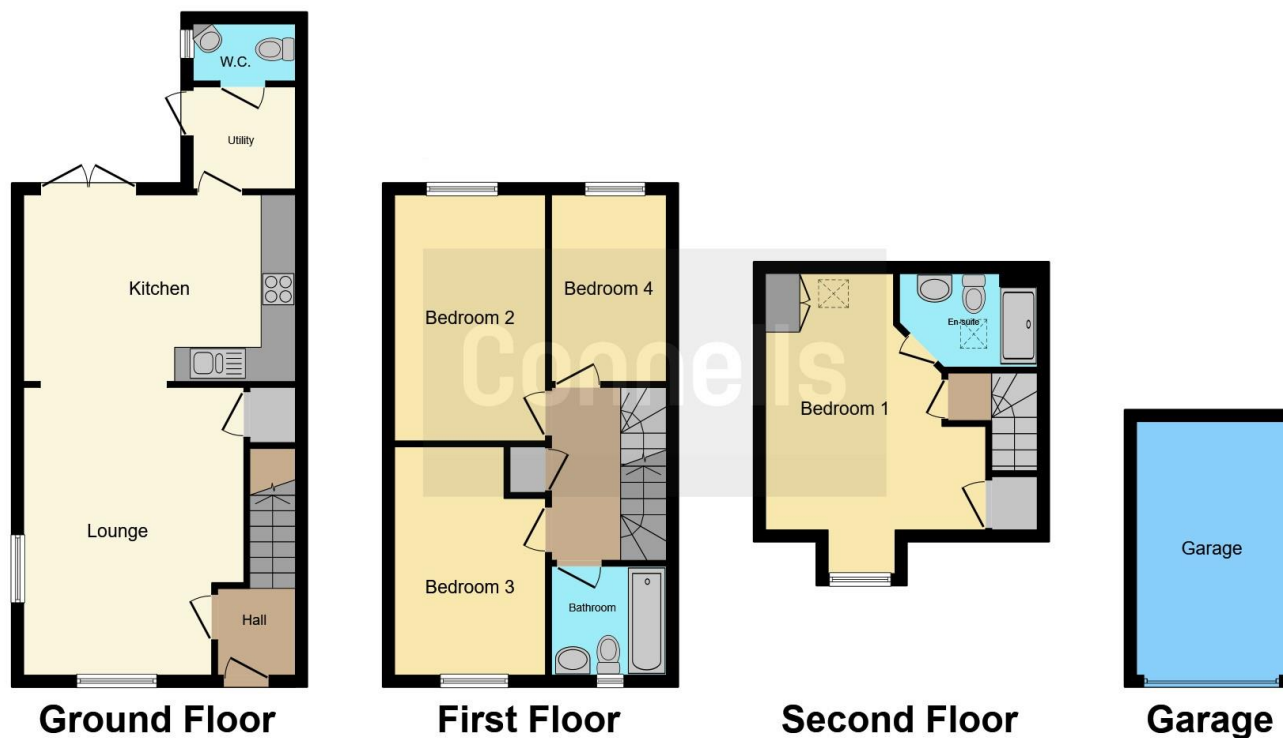












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331883](http://connells.co.uk/Property/WVH331883)**



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