



Connells
01902 710 170
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FOR SALE

Connells

Elmdon Road
Oxley Wolverhampton

Elmdon Road Oxley Wolverhampton WV10 6XJ

for sale offers over
£210,000



Property Description

CASH OFFERS - The Award Winning Connells Wolverhampton branch is delighted to bring to the market this three bedroom semi detached home in the popular area of Oxley and boast ON ONWARD CHAIN. Viewings are highly recommended to appreciate the accommodation on offer, contact Connells to book your viewing.

Entering into the property you are greeted with an entrance hall leading to a lounge, well appointed kitchen, extended dining room and benefiting from having a utility area and ground floor wet room. Heading upstairs there are three bedroom and family bathroom. Outside to the front is off road parking and garden. The rear boasts a well presented and enclosed rear garden.

The Location & Area

Set to the north of Wolverhampton City Centre just set back from the A449 the property is conveniently located offering access to M54 motorway and further access to M6 and i54 Commercial development. The nearest rail station is Bilbrook with Wolverhampton City Rail Station also within easy access. The area itself also offers a wide variety of shops and amenities.

Approach

Set back from the roadside behind the front garden and off road parking.

Entrance Hall

Stairs rising to first floor, ceiling light point, central heating radiator, storage cupboard, doors to lounge and kitchen.

Lounge

13' 10" max x 12' 11" max (4.22m max x 3.94m max)

Double glazed window to front, central heating radiator, ceiling light point.

Kitchen

9' 7" x 8' 6" (2.92m x 2.59m)

Matching wall and base units with one and half stainless steel sink and drainer, four ring gas hob, extractor hood, integrated electric oven, ceiling light point, double glazed window to rear, doors to hallway, extended dining room and utility.

Extended Dining Room

17' 1" max x 12' 1" max (5.21m max x 3.68m max)

Double glazed window to side ceiling light point, central heating radiator, french doors to rear garden.

Utility

13' 5" x 7' (4.09m x 2.13m)

Fitted wall units with work top, plumbing for washing machine, wall mounted boiler, door to front access, rear garden, kitchen and ground floor wet room.



Ground Floor Wet Room

Shower, low flush wc, wash hand basin, heated towel rail, ceiling light point, tiled walls, double glazed window to side.

First Floor Landing

Double glazed window to side, loft access, ceiling light point, storage cupboard, doors to various rooms.

Bedroom One

11' 4" x 11' (3.45m x 3.35m)

Two double glazed windows to front, ceiling light point, central heating radiator.

Bedroom Two

12' 2" x 8' 6" (3.71m x 2.59m)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom Three

9' 6" x 7' 4" (2.90m x 2.24m)

Double glazed window to front, ceiling light point, central heating radiator.

Bathroom

Double glazed window to rear and side, panelled bath with shower over, vanity wash hand basin with wc, heated towel, part tiled walls, ceiling light point.

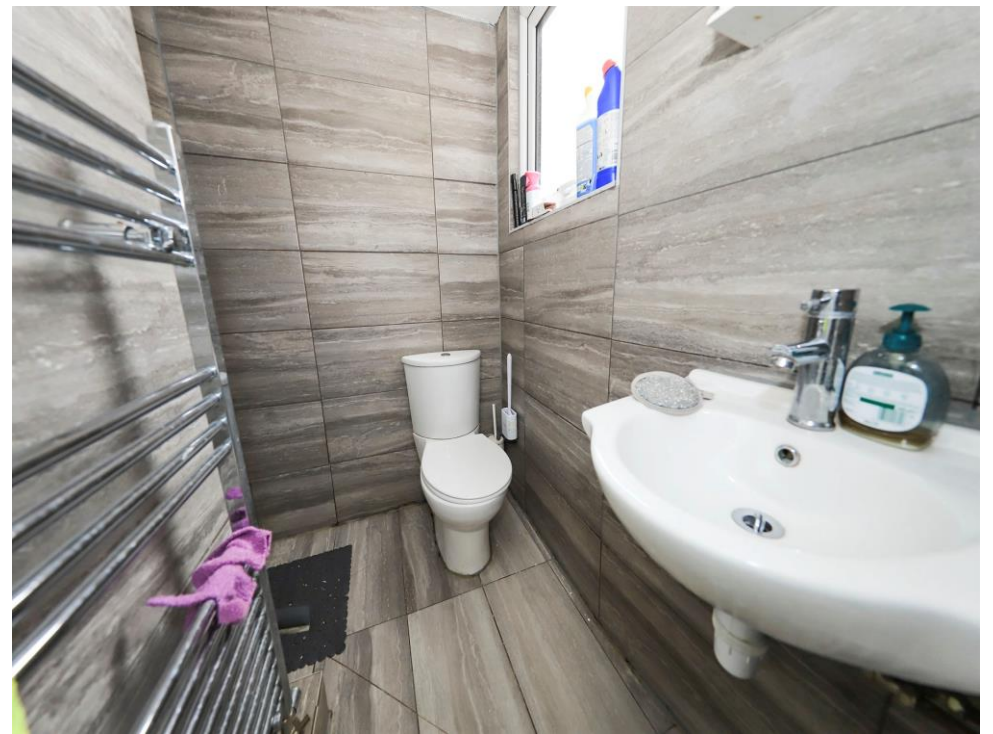
Outside Rear

Patio area with lawn, brick built shed, outside tap.

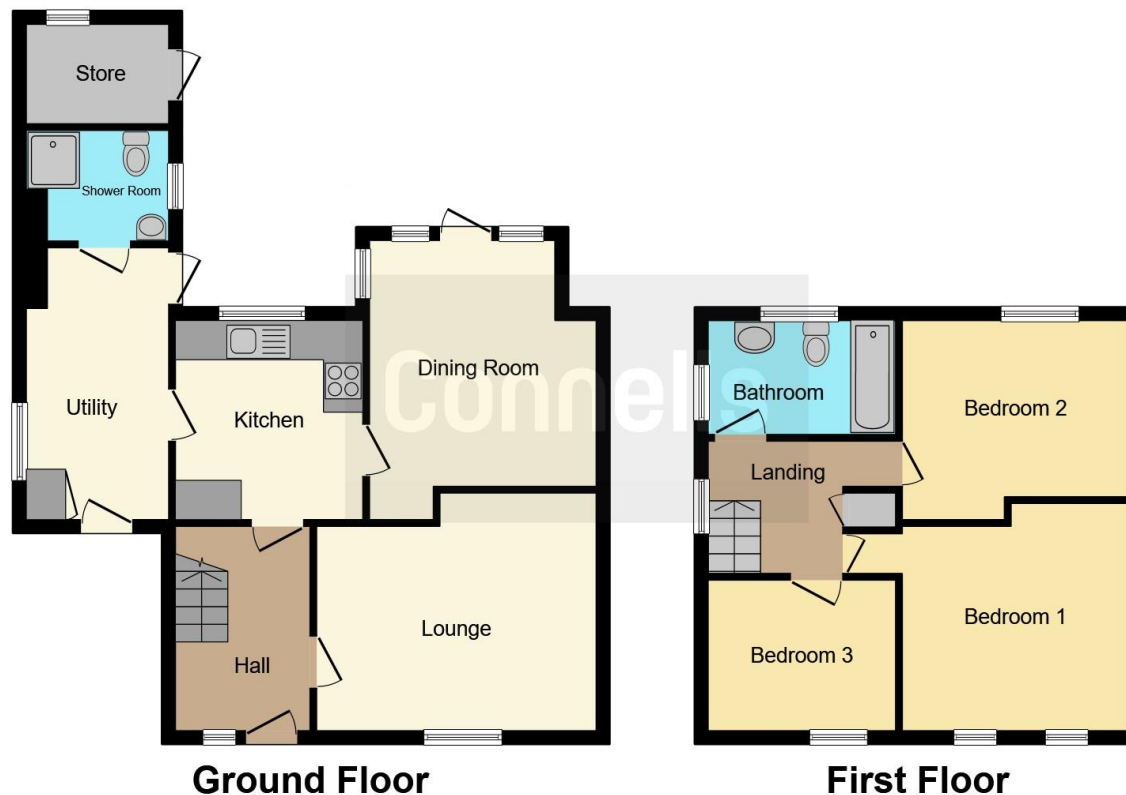
Agents Note

Please note the property is non standard construction, please take advise before incurring any costs.









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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332424



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.

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