



**13 CHURCH ROAD, OXLEY**  
**WOLVERHAMPTON, WV10 6AB**

**OFFERS IN THE REGION OF £210,000**  
**FREEHOLD**

Extended three bedroom semi-detached home available with NO ONWARD CHAIN offering superb family accommodation throughout. The property comprises hallway, living room, dining room, breakfast kitchen, three bedrooms and bathroom and has a driveway, car port and a large detached garage providing off road parking. To the rear is an impressive mature garden with covered store/greenhouses beyond.



# 13 CHURCH ROAD

## APPROACH

The property is approached via a driveway providing off road parking. Double gates to the side lead to a car port and garage.

## HALLWAY

Staircase to the first floor landing, doors to the living room and dining room.

## LIVING ROOM

14'2" x 11'3"

Double glazed window to the front, radiator and double doors to the dining room.

## DINING ROOM

17'0" x 9'11"

Double glazed window to the side, radiator, under stairs cupboard and doors to the living room and kitchen.

## BREAKFAST KITCHEN

14'11" x 7'10"

Double glazed window to the rear, radiator, part tiled walls and a range of fitted wall, drawer and base units incorporating a stainless steel sink and double drainer unit.

## FIRST FLOOR LANDING

## BEDROOM ONE

14'6" x 10'11"

Double glazed window to the front, radiator.

## BEDROOM TWO

10'10" x 10'2"

Double glazed window to the rear, radiator.

## BEDROOM THREE

8'4" x 5'11"

Double glazed window to the front, radiator.

## BATHROOM

Double glazed obscure window to the rear, radiator, part tiled walls and coloured suite comprising low level w.c. pedestal wash hand basin and panelled bath.

## GARAGE

21'11" x 9'6"

Double doors to the front, loft space and doorway to the garden.

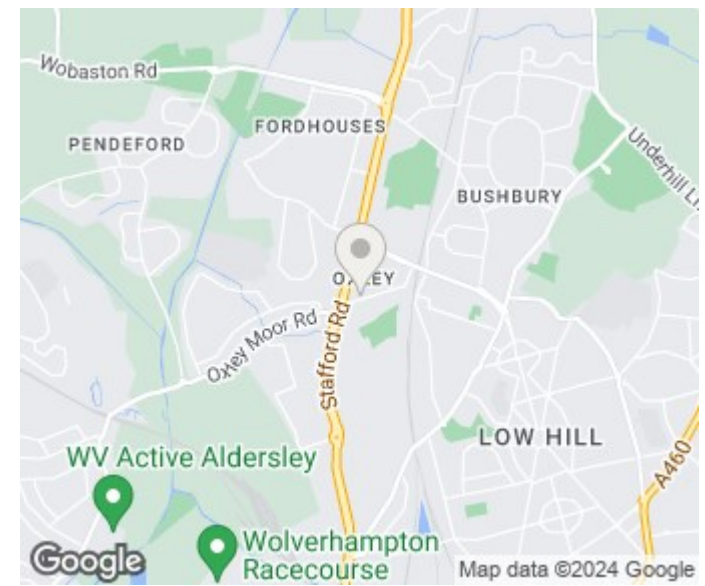
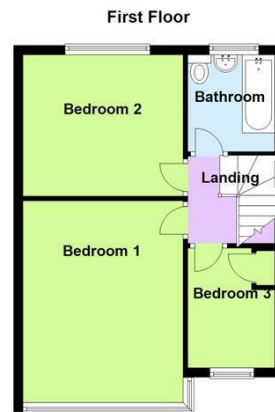
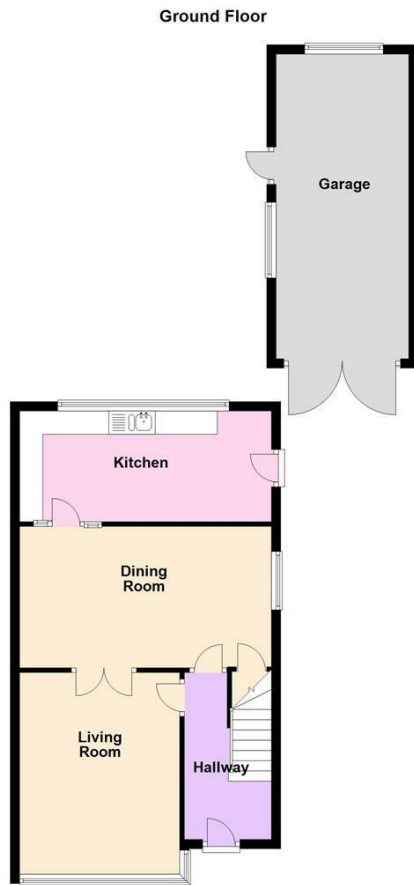
## GARDEN

To the rear of the property is an extensive mature garden with lawns, fruit trees and generous stores/greenhouses beyond.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements