



## 18 OXBARN AVENUE WOLVERHAMPTON, WV3 7HE

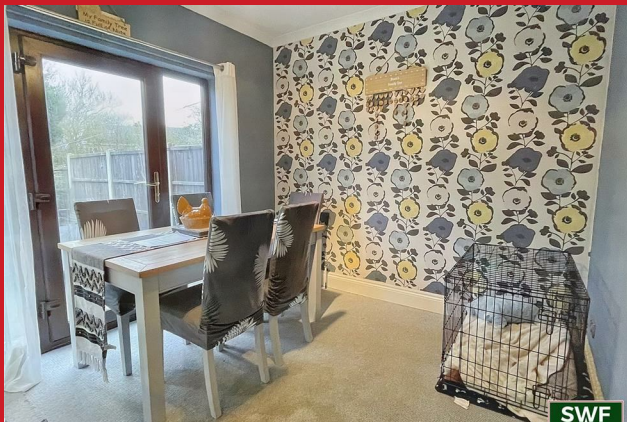
OFFERS IN THE REGION OF £295,000  
FREEHOLD

EXTENDED five bedroom semi-detached home situated in an extremely popular neighbourhood well located for amenities including shops, schools and access to public transport. The property has been significantly improved by the current owner and offers spacious accommodation throughout comprising entrance porch, hall, living room, dining kitchen, utility, ground floor w.c, five bedrooms, family bathroom and a pleasant enclosed garden to the rear. Garage to the side and driveway to front.



## 18 OXBARN AVENUE

- EXTENDED Five Bedroom Semi-Detached Home
- Extremely Popular Location
- Utility Room
- Ground Floor W.C
- Family Bathroom
- Enclosed Rear Garden
- Driveway Providing Off Road Parkin
- Dining Kitchen



### ENTRANCE PORCH

Tiled floor, door to the hallway.

### HALLWAY

Radiator, under stairs cupboard and doors to the living room and dining kitchen.

### LIVING ROOM

15'9" x 12'3"

Double glazed leaded bay window to the front, radiator and feature fireplace.

### DINING KITCHEN

17'7" 8'7"

Double glazed leaded window to the rear, double glazed door to the rear, part tiled walls, radiator, ceiling down lighters and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1½ sink and drainer unit with mixer tap. There is space for a cooking range and a door to the utility room.

### UTILITY

10'1" x 5'8"

Radiator, double glazed window to the rear

and space for various household appliances including plumbing for a washing machine. Doors to the ground floor w.c and garage.

### GROUND FLOOR W.C

Part tiled walls and close coupled w.c.

### FIRST FLOOR LANDING

Loft access hatch and doors to:

### BEDROOM ONE

13'4" x 10'7"

Double glazed window to the rear, radiator and fitted double wardrobes.

### BEDROOM TWO

11'3" x 9'7"

Double glazed window to the front, radiator and fitted wardrobes with sliding mirror doors.

### BEDROOM THREE

10'7" x 6'3"

Double glazed window to the front and radiator.

## BEDROOM FOUR

9'11" x 5'11"

Double glazed window to the rear

## BEDROOM FIVE

5'9" x 5'8"

Double glazed window to the front and radiator.

## GARAGE

13'4" x 6'6"

Power points, lighting and doors to the front and utility room.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

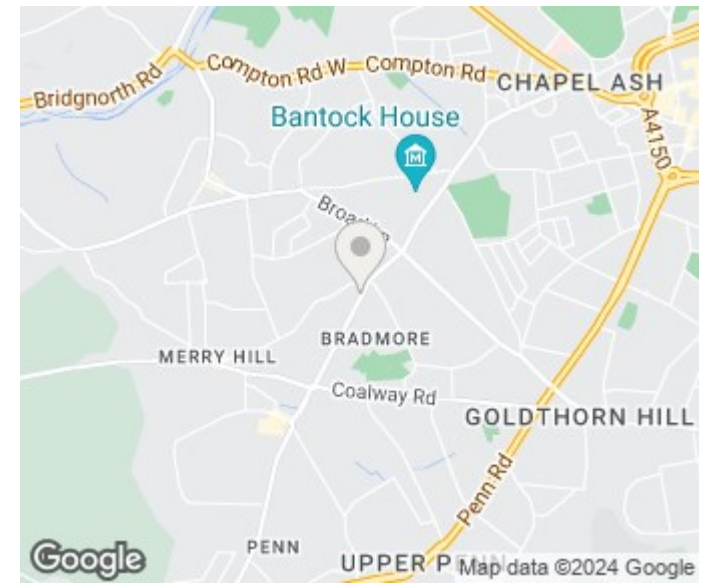
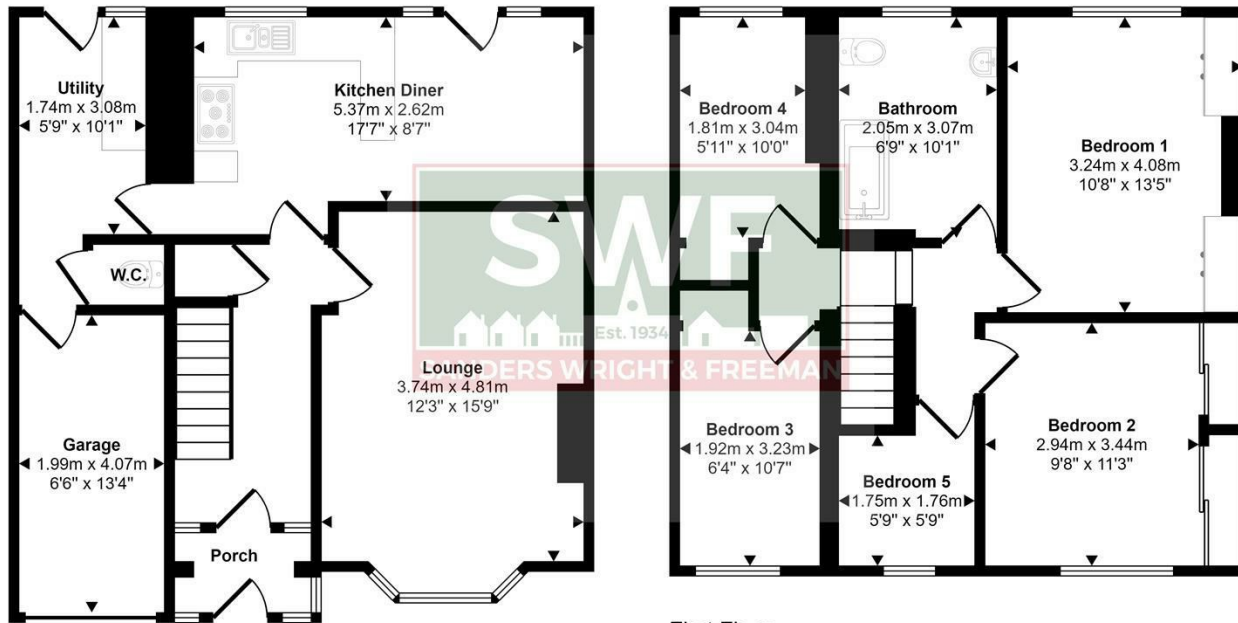
## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

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Approx Gross Internal Area  
121 sq m / 1298 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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