



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

**OFFERS IN THE REGION OF £295,000**  
**FREEHOLD**

Spacious detached bungalow in an attractive setting, well screened from the road and with a most impressive mature garden to the rear. Available with NO ONWARD CHAIN the property has a driveway and garage providing off road parking and generously proportioned accommodation including an inviting reception hall, large through lounge/diner, conservatory, guest cloakroom, kitchen, utility area, two double bedrooms and bathroom.



# 29 CHURCH ROAD

- NO CHAIN • LARGE PRIVATE REAR GARDEN • SPACIOUS THROUGH LOUNGE/DINER • CONSERVATORY • GUEST CLOAKROOM • TWO DOUBLE BEDROOMS • UTILITY AREA • LOCAL SHOPS AND PUBLIC TRANSPORT NEARBY



## APPROACH

The property is well screened from the road by mature hedges and has a driveway providing off road parking.

## RECEPTION HALL

Large inviting reception hall with useful store cupboard and doors to:

## GUEST CLOAKROOM

Part tiled walls, close-coupled w.c and wash hand basin.

## THROUGH LOUNGE/DINER

Double-glazed windows to the front and side, attractive feature fireplace, doorways to the kitchen and conservatory

## CONSERVATORY

Double-glazed to the side and rear and doorway to the rear patio.

## KITCHEN

Double-glazed window to the rear, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap.

## UTILITY AREA

Plumbing for a washing machine and doorway to the side lobby.

## SIDE LOBBY

Doors to to the garage and side passage.

## BEDROOM ONE

Double-glazed windows to the side and rear.

## BEDROOM TWO

Double-glazed window to the front.

## BATHROOM

Double-glazed obscure window to the rear and suite comprising low-level w.c, pedestal wash hand basin, panelled bath and shower enclosure.

## REAR GARDEN

A particular feature of the property is the large private mature rear garden which has spacious paved patio area and extensive lawns beyond.

## SERVICES

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

## COUNCIL TAX

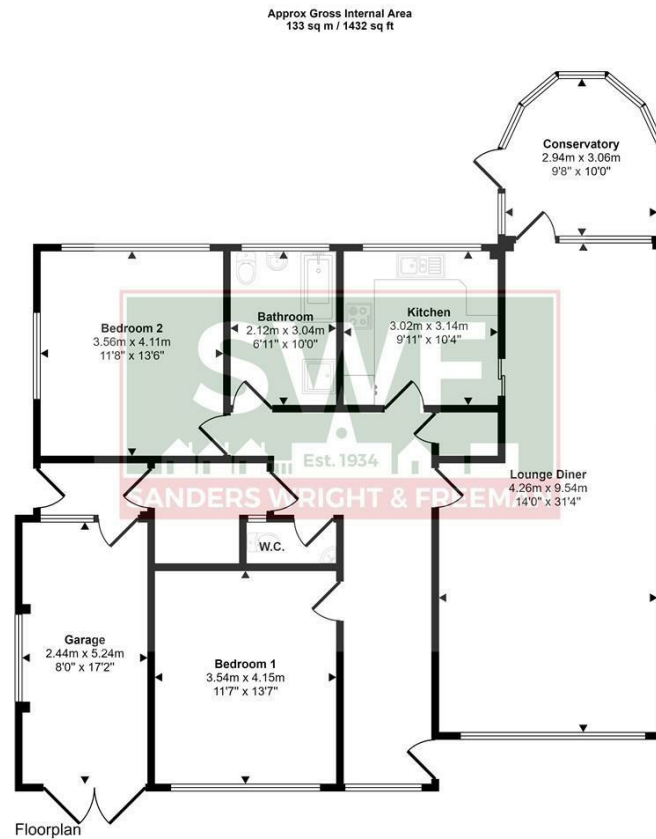
Wolverhampton City Council - Tax Band D

## TENURE

The property is understood to be freehold

# 29 CHURCH ROAD





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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