

for sale

**£450,000** Freehold



**Church Road Oxley Wolverhampton WV10 6AB**

Situated in the sought-after Oxley area, this substantial extended SEMI-DETACHED property offers generous family accommodation across multiple reception rooms, an open-plan kitchen/living space, a large rear garden and a wide private driveway with a garage. The home provides five well-proportioned

# Church Road Oxley Wolverhampton WV10 6AB

## Garage

16' x 8' 2" ( 4.88m x 2.49m )

Attached garage for parking or storage.

## Porch

8' 8" x 1' 5" ( 2.64m x 0.43m )

A practical enclosed entrance porch providing space to store coats and shoes before entering the main hallway.

## Hall

16' 7" x 9' 8" ( 5.05m x 2.95m )

Bright and welcoming hallway with feature staircase and space for additional furniture. Neutral decor gives an immediate sense of space.

## Lounge

12' 9" x 12' 4" ( 3.89m x 3.76m )

A stylish and comfortable main reception room featuring; Large bay-style window allowing natural light to fill the room, modern ceiling chandelier light, wall-mounted media feature wall with TV unit. This room is both elegant and cosy, ideal for everyday family relaxation.

## Dining Room

13' 4" x 11' 4" ( 4.06m x 3.45m )

Located off the lounge with space for dining table, large window and access to the conservatory providing bright dining space, perfect for family meals and entertaining.

## Reception Room

9' 8" x 9' 8" ( 2.95m x 2.95m )

A versatile second living space- ideal as playroom, snug, home office or TV room.

## Kitchen

25' 2" x 14' 4" ( 7.67m x 4.37m )

A spacious open-plan kitchen featuring, a full range of wall and base cabinets, generous worktop space, room for free standing fridge/freezer and additional space and room for sofa seating designed for a busy family life.

## Shower Room

5' 9" x 7' 8" ( 1.75m x 2.34m )

Fully tiled with shower enclosure, WC and wash hand basin.

## Conservatory

10' 1" x 8' 2" ( 3.07m x 2.49m )

A bright and airy garden facing room with wraparound windows and pitched room and space for seating. The views over the garden add a relaxing atmosphere.



## Landing

10' 8" x 18' 3" ( 3.25m x 5.56m )

stairs to landing with doors leading to;

## Bedroom One

13' x 12' 4" ( 3.96m x 3.76m )

A spacious double room with plenty of space for wardrobes and storage.

## Shower Room

7' x 4' 2" ( 2.13m x 1.27m )

Modern and fully tiled with enclosed shower, basin and WC.

## Bedroom Two

13' 1" x 11' 4" ( 3.99m x 3.45m )

Large double room with large window bringing in natural light and space for double bed and additional furniture.

## Bedroom Three

9' 1" x 14' 4" ( 2.77m x 4.37m )

Another double room featuring generous floor space and natural light.

## Bedroom Four

9' 8" x 9' 8" ( 2.95m x 2.95m )

Double room with large window creating a relaxing atmosphere.

## Bedroom Five

11' 4" x 9' 7" ( 3.45m x 2.92m )

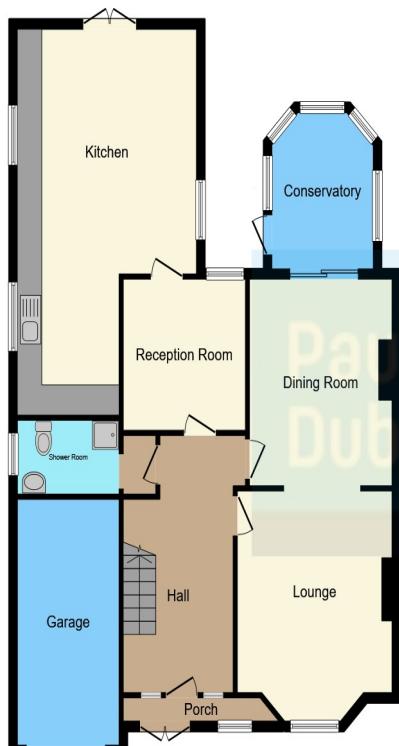
Suitable as child's bedroom, home office or dressing room.

## Bathroom

7' 8" x 8' 5" ( 2.34m x 2.57m )

Stylish family bathroom with corner bath, pedestal basin and WC, decorative dark tiling and contrasting feature walls.





**Ground Floor**



**First Floor**

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)

To view this property please contact Paul Dubberley on

**T 01902 633323**  
**E [willenhall@pauldubberley.co.uk](mailto:willenhall@pauldubberley.co.uk)**

14 New Road  
 WILLENHALL WV13 2BG

Property Ref: PWI104270 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

**check out more properties at [PaulDubberley.co.uk](http://PaulDubberley.co.uk)**



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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)