



31 Brunslow Close, Oxley, Wolverhampton, WV10 6TF

BERRIMAN  
EATON



# 31 Brunslow Close, Oxley, Wolverhampton, WV10 6TF

A recently completed new build residence standing in a favoured residential location with well proportioned four bedroomed accommodation over two floors and the benefit of a 10 year build warranty

## LOCATION

Brunslow Close is a small cul-de-sac lying off Oxley Moor Road close to its junction with Stafford Road. Oxley Moor Road runs from the Stafford Road and continues towards Claregate and Tettenhall. The area benefits from shopping facilities within easy reach and convenient transport links to the City Centre. The property is well situated for J2 of the M54 facilitating motorway travel in all directions as well as the i54 Industrial Park. The area is also well served by schooling in both sectors.

## DESCRIPTION

31 Brunslow Close is a recently completed dormer residence with well planned and well proportioned living accommodation over both ground and first floors. There are a total of four bedrooms with two bath / shower rooms with one of the bedrooms and the house bathroom being on the ground floor. The property has been built to an excellent standard with a superb level of finish and a high level of appointment throughout. There are modern kitchen and bathroom suites, double glazing and gas fired central heating.

## ACCOMMODATION

A composite front door with a double glazed panel to one side opens into the HALL with tiled floor, integrated ceiling lighting and a useful under stairs cloaks and storage cupboard. The SITTING ROOM is a well proportioned living room with a contemporary fireplace with living flame coal effect gas fire and double glazed French doors and windows opening onto the garden. The DINING KITCHEN is of an excellent size with a light, triple aspect with double glazed windows and French doors, a full range of wall and base mounted cupboards with contrasting centre island with breakfast bar, a four ring stainless steel gas hob with stainless steel extraction chimney above, a built in double electric oven, a built in fridge and freezer and an integrated dishwasher, floor tiling, integrated ceiling lighting, ample space for dining and an adjoining LAUNDRY with wall and base mounted cupboards, sink, plumbing for a washing machine, space for a tumble dryer and a concealed, wall mounted Worcester Bosch gas fired central heating boiler, together with a double glazed side door and window. BEDROOM ONE is on the ground floor with a double glazed window to the front and there is a BATHROOM with a well appointed suite with a panelled bath with shower over with waterfall head and separate hose, pedestal basin and WC, tiled walls and floor, a double glazed window and a chrome towel rail radiator

A staircase from the hall rises to the galleried first floor landing with a double glazed rood light and store cupboard. BEDROOM TWO is a double room in size with a double glazed window overlooking the rear garden together with two double glazed roof lights and an EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, pedestal basin and WC, tiled walls and floor, a double glazed window and a chrome towel rail radiator. BEDROOM THREE is a large double room in size with two double glazed roof lights and a walk in, under eaves dressing area. BEDROOM FOUR has a double glazed roof light.

## OUTSIDE

The house stands behind a walled frontage with a DRIVEWAY providing off street parking and a garden with an external cold water supply. There is gated side access to the delightful REAR GARDEN which is laid to lawn with a pave patio to the rear of the property and close boarded fencing. There is an external power socket and an external light.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND tbc – new build – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited and some likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

The property isn't registered on any websites, we have used the postcode from the plot the land was bought from – WV10 6TT

### Tettenhall Office

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### Worcestershire Office

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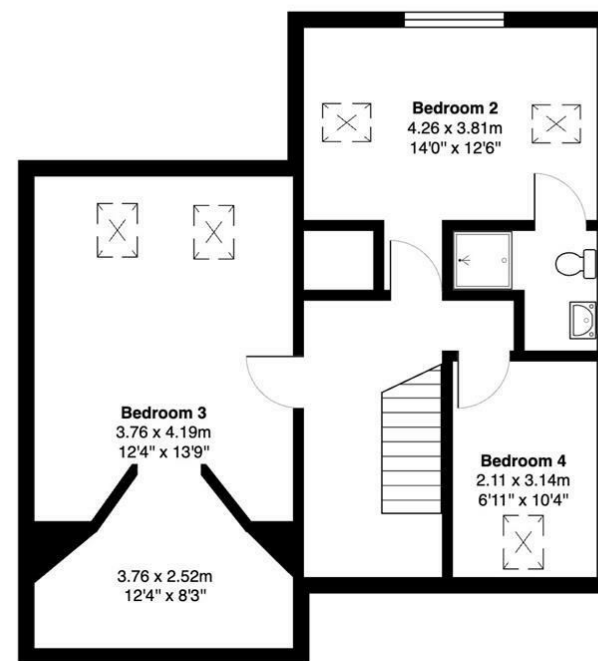
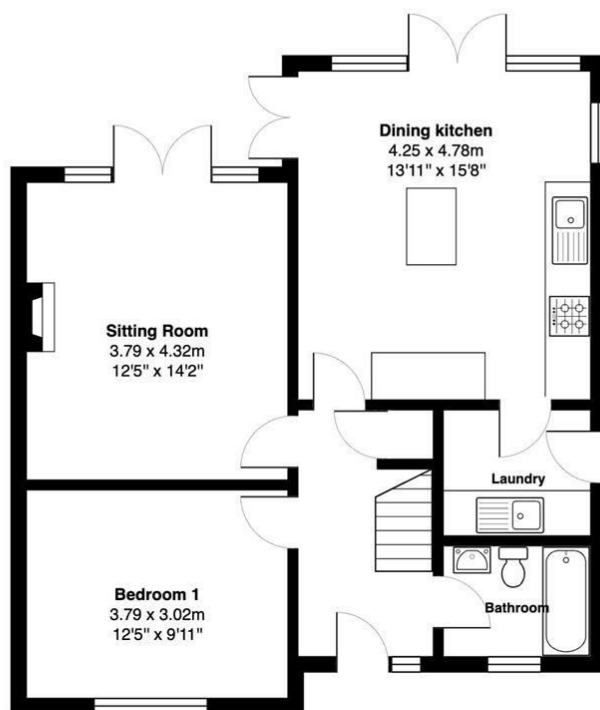
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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£425,000

EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 126.7 m<sup>2</sup> ... 1363 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



