



30 Brunslow Close, Oxley, Wolverhampton, WV10 6TF

BERRIMAN
EATON

30 Brunslow Close, Oxley, Wolverhampton, WV10 6TF

A recently completed new build residence standing in a favoured residential location with well proportioned three 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

30 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 three 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 open into the HALL with a double glazed window to the front and tiled flooring. The SITTING ROOM has a light corner aspect with a double glazed window to the side together with patio doors to the rear garden and the DINING KITCHEN is a superb room in size with a full range of wall and base mounted cupboards and contrasting centre island with breakfast bar, a stainless steel four ring gas hob with stainless steel extraction chimney above, integrated double electric oven, integrated fridge and freezer, an integrated dishwasher and plumbing for a washing machine, a sink and drainer, a concealed wall mounted gas fired central heating boiler with the entire room having integrated ceiling lighting, floor tiling and ample space for dining. There is a double glazed window to the side, a double glazed side door to the drive and double glazed French doors to the rear garden. BEDROOM ONE is on the ground floor and is a good double room in size with a double glazed window to the front and there is a well appointed SHOWER ROOM with a tiled shower cubicle 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 two double glazed windows to the front. BEDROOM TWO is a good double room in size with a double glazed front window and double glazed roof light. BEDROOM THREE is also an excellent double room in size with double glazed windows to both the front and side and a double glazed roof light at the rear elevation. There is a BATHROOM with a well appointed suite with 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.

OUTSIDE

The property stands in a lovely end of cul-de-sac corner position with a DRIVEWAY to one side providing off street parking, a paved terrace to the front of the property and shaped front lawn with wrought iron railings and a matured boundary. There is gated side access to the lovely REAR GARDEN which has a paved patio to the rear of the house, shaped lawn beyond with closed panel fencing, an external power supply, a garden light and an external cold water supply to the drive.

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 although the postcode for the house

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

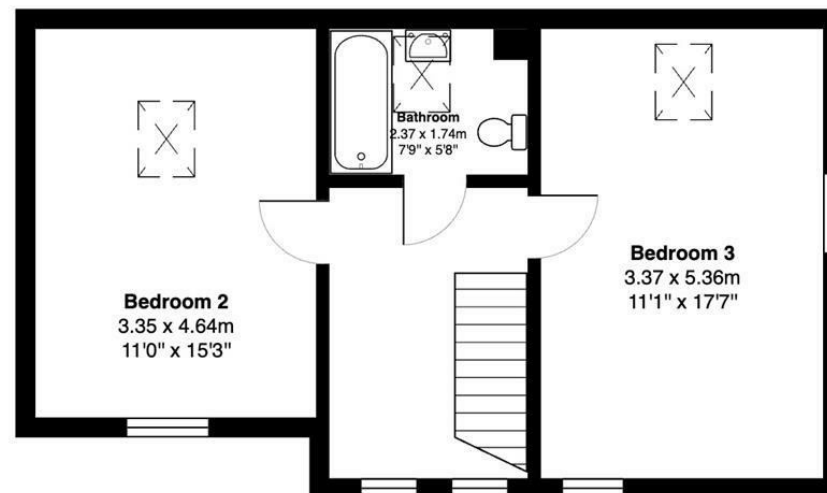
worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£395,000

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: 107.2 m² ... 1154 ft²

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)

