



62 Beech Road, Oxley

A Most Deceptive & Individually Designed Three Bedroom Two Bathroom Detached Bungalow Occupying A Prime Corner Plot. Screened From The Road Via Tall Hedging & Electric Gates. In A Popular Residential Area!

62 Beech Road, Oxley, Wolverhampton, WV10 6TP

Asking Price: £375,000

Tenure: Freehold

Council Tax: Band C - Wolverhampton

EPC Rating: C (69) No: 2389-3053-3203-1675-1200

Total Floor Area: 1174.5sq feet (109.1sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

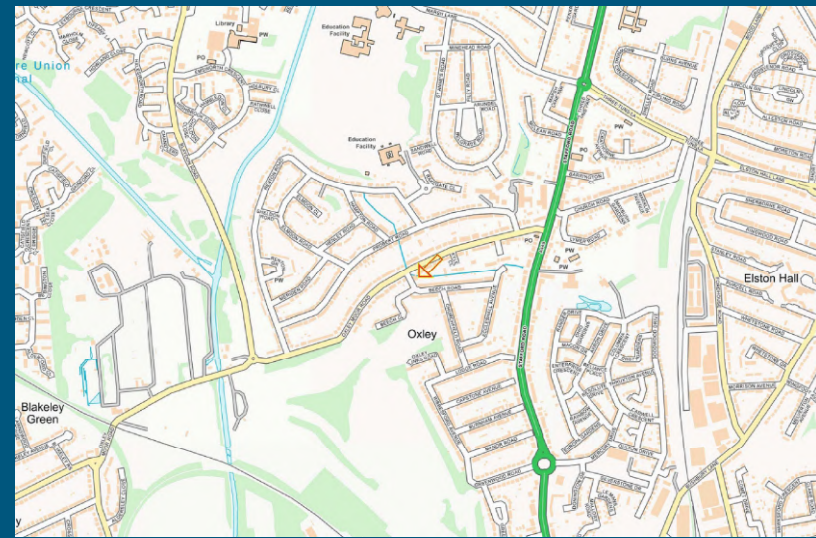
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available

Mobile: Ofcom checker shows two of four main providers have variable coverage indoor and all four have good coverage outdoor.

Occupying a prime corner position in a popular residential area adjacent to Oxley Park Golf Club, this deceptive detached bungalow is certainly one of the most remarkable examples of its type currently listed on the local market, being extensively remodelled over the years to create a unique design, intended to utilise the maximum space. Screened from the road, internal inspection is highly recommended to appreciate the versatile and well planned interior with approx. floor area of 1174.5sq, 62 Beech Road is perfect for buyers requiring a property offering the space of a house, yet all on one level. Offering a number of distinctive features including a private setting via the surrounding hedging & front remote controlled double gates, luxury bathrooms includes steam room and quality décor & flooring throughout.

The exceptional accommodation which has the benefit of gas radiator central heating and double glazing includes reception hall with two double bedrooms, a bespoke shower room with steam room shower and a charming 18ft living room. Adjacent is the kitchen which is fitted with a traditional suite and a range of built in appliances. At the centre of the bungalow is the dining room and a separate sitting room at rear. To the left, is a utility and open access to the home office which is not only a very useful space but has an internal door leading to the entrance hall (partly sealed at present) and could quite easily be incorporated to provide further bedroom & bathroom facilities (Subject to Planning Permission). There is also a side entrance/ lobby which not only provide a further entry point to the bungalow but leads to guest bedroom with ensuite wet room. At the front of the house the gated & enclosed driveway provides off road parking for several cars and the rear garden is enclosed, providing both low maintenance and the maximum privacy. There is also the use of outside storage and a detached outbuilding which could be used for a multitude of purposes i.e. home office, hobbies room etc.

Although occupying a secluded position, Beech Road is within walking distance of the majority of amenities including schools, facilities at Pendeford and is easy access of both the city centre and the M54 motorway. An excellent example of its type, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Entrance Hall: PVC double glazed leaded door.

Bedroom Three: 9'9" (2.98m) x 8'5" (2.57m)

Radiator, built in storage cupboards, coved ceiling and double glazed window to front.

Ensuite: 7'1" (2.17m) x 3'1" (0.93m) Fitted with a wet room style suite comprising wall mounted shower unit, vanity unit with matching storage cupboards, low level WC, heated towel rail, tiled walls & flooring, recessed ceiling spot lights, extractor fan and double glazed opaque window to rear.

Dining Room: 10'11" (3.33m) x 9'11" (3.03m)

Radiator, coved ceiling, tiled flooring, double glazed window to rear and internal PVC double glazed door to:

Sitting Room: 10'5" (3.17m) x 9'9" (2.98m)

Radiator, recessed ceiling spot lights, tiled flooring, double glazed picture window to rear and matching PVC door.

Utility Area: 10'4" (3.16m) x 7'11" (2.41m)

Radiator, plumbing for washing machine, recessed ceiling spot lights, tiled flooring, double glazed windows to rear and open archway to: **Home Office: 11'3" (3.43m) x 6'7" (2.00m)** Coved ceiling and laminate flooring.

Kitchen: 10'5" (3.17m) x 6'10" (2.09m)

Fitted with a traditional wooden suite comprising a range of base cupboards, drawers & suspended wall cupboards, matching worktops with black single drainer sink unit & chrome mixer tap, built in appliances include Samsung electric oven, dishwasher, fridge, 4-ring induction hob & stainless steel extractor hood over, tiled flooring and double glazed window to front.

Living Room: 15'5" (4.69m) x 10'11" (3.33m)

Marble fireplace & hearth with decorative surround & gas coal fire, radiator, wall light points, period style coved ceiling and double glazed bay window to front.

Lobby: Radiator, a range of built in storage units, coved ceiling, tiled flooring, loft hatch with pull down ladder and PVC double glazed door to front with matching opaque side window.

Bedroom One: 12'11" (3.93m) x 9'6" (2.90m)

Fitted with a range of built in furniture including wardrobes, overhead stores & drawers, radiator, coved ceiling, laminate flooring and double glazed window to rear.

Bedroom Two: 12'11" (3.93m) x 7'10" (2.40m)

Radiator, coved ceiling, laminate flooring and double glazed window to rear.

Bathroom: 6'1" (1.86m) x 5'3" (1.60m)

Fitted with a bespoke shower room style suite comprising a walk in steam room with wall mounted stainless steel shower tower including rainfall head, body jets and handheld spray, low level WC, suspended corner sink unit, chrome heated towel rail, tiled walls & flooring with underfloor electric heating, recessed ceiling spot lights and double glazed opaque window to front.

Rear Garden: An enclosed rear garden maintaining the maximum privacy including a paved paths, lawned area, tall hedging, surrounding fencing, outside stores cupboard and a useful Detached Brick **Outbuilding: 6'5" (1.98m) x 2'5" (0.76m)**





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.

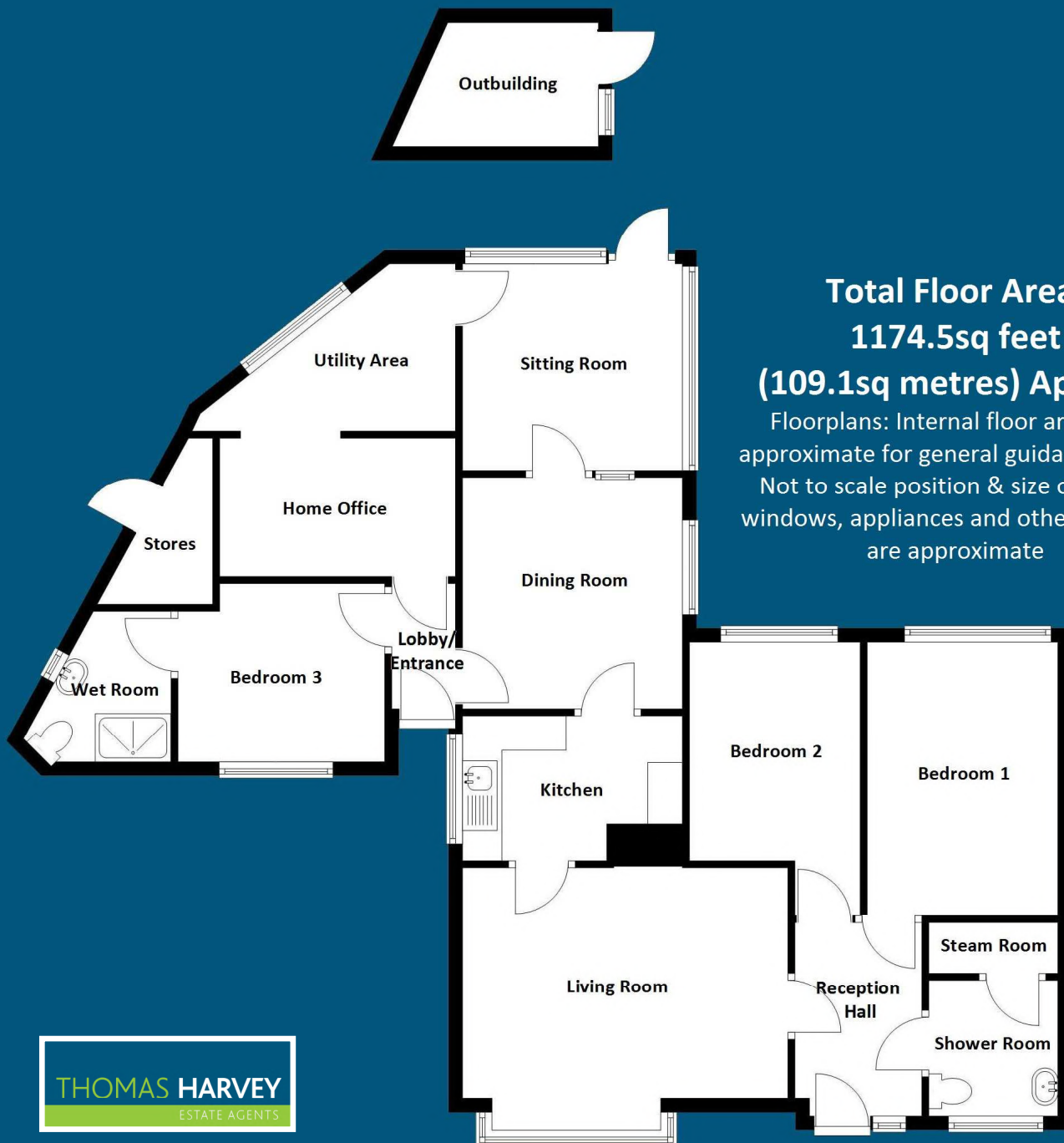












**Total Floor Area:
1174.5sq feet
(109.1sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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