

Clothier & Day

Independent Estate & Letting Agents

9 MERIDEN ROAD, OXLEY, WOLVERHAMPTON, WV10 6XA

SUPERBLY PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME



OFFERS IN THE REGION OF: £169,950

This spacious, superbly presented family home is being offered for sale with no upward chain, and in a ready to move into condition.

9 Meriden Road is situated in a very popular residential area off Oxley Moor Road, which itself is off the A449 Stafford Road. Excellent nearby transport links to the City Centre. Also close by Motorway and Rail Links.

Accommodation in brief: **THROUGH RECEPTION HALLWAY. SPACIOUS THROUGH LOUNGE DINING ROOM. GOOD SIZE KITCHEN. VERY USEFUL SIDE PASSAGE WITH STORE ROOMS AND WC OFF. THREE GOOD SIZE BEDROOMS. SUPERB FAMILY BATHROOM. FULLY UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. FRONT AND GOOD SIZE REAR GARDEN. OFF ROAD PARKING. POPULAR LOCATION OFF OXLEY MOOR ROAD. AMENITIES NEAR BY. INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE. BENEFITS FROM NO UPWARD CHAIN.**

CD210812

Ground Floor



First Floor



AGENTS NOTE: Clothier & Day and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements. It should not be assumed that the property has all necessary planning, building regulation or other consents, and Clothier & Day has not tested any services, equipment or facilities. Clothier & Day are not qualified to carry property surveys, and recommend that purchasers satisfy themselves by inspection, survey or otherwise, as to the condition of the property, or any item being offered for sale with the property. **Brochure prepared:** August 2021. **Photos taken:** August 2021.

The property itself is entered via a UPVC double glazed door which leads to

RECEPTION HALLWAY This good size Hallway has a side facing UPVC double glazed window and stairs which lead to the First Floor. On the left there is a door which leads to the Lounge/Dining Room and facing is a door which leads to the good size rear facing Kitchen. The Hall itself has a panel radiator, telephone point, power points and smoke alarm.

LOUNGE/DINING ROOM (6.54m (21ft 6ins) x 3.12m (10ft 3ins)) This good size room has a front facing UPVC double glazed bow window with panel radiator beneath. To the rear there are UPVC double glazed patio doors. Additional panel radiator, ample power points along with television point. Electric point for provision of electric fire.

KITCHEN (4.51m (14ft 10ins) max x 3.06m (10ft 1ins)) This good size room has rear facing UPVC double glazed window. Side facing exit door which leads to the outside Lean-to and Storerooms. Door to a good size walk-in pantry housing a Worcester Bosch combination gas boiler and shelving for storage. From the Kitchen there is an additional door which leads to an under stairs storage area, where both the gas and electricity meters are installed and additional storage space. The Kitchen itself has a range of base and wall units in a cream finish with complementary granite effect worktops. Built-in electric oven and grill with four ring gas hob over. Stainless steel extractor hood above. Down lights to ceiling. Panel radiator. Stainless steel single drainer sink top with chrome plated mixer tap, space and plumbing is provided for automatic washing machine and dishwasher or tumble dryer. Recess having power points to the first part of the Kitchen ideally suited for upright refrigerator/freezer. Tiled walls around the work surface area with power points.

SIDE FACING LEAN-TO AREA This spacious section of the property is entered from the front via a decorative UPVC double glazed door, it also has a rear facing UPVC double glazed door which leads out to the good size fully enclosed rear garden. This area has lighting and power points installed. There are three separate rooms, ideal for storage or Utility Room. One of the rooms has a low level WC.

FIRST FLOOR

Stairs to

LANDING AREA Having side facing UPVC double glazed window. There is an access point to the insulated loft space. Panel radiator. Power points. Smoke alarm. Doors to all three Bedrooms and the family Bathroom.

BEDROOM 1 (3.39m (11ft 2ins) x 3.33m (10ft 11ins)) Having front facing UPVC double glazed window. Panel radiator. Power points. Television aerial point. Door to

built-in wardrobe providing hanging and storage space.
BEDROOM 2 (3.73m (12ft 3ins) x 2.63m (8ft 8ins)) Having rear facing UPVC double glazed window. Panel radiator. Power points. Built-in wardrobes providing ample hanging and storage space. Television aerial point

BEDROOM 3 (2.85m (9ft 5ins) x 2.43m (8ft 0ins)) Having front facing UPVC double glazed window. Panel radiator. Space for a raised bed with storage cupboards and desk space beneath. Power points. Television point.

BATHROOM (2.50m (8ft 3ins) x 1.73m (5ft 8ins)) This good size fitted Bathroom has a rear facing UPVC double glazed window. Down lights have been installed to the ceiling, one of which has an extractor fan, positioned above the bath and shower area. The suite is in white comprising panel bath with chrome plated bath filler, diverter valve to hand held shower attachment, which has been fitted to the wall via a riser rail, glass side shower screen fitted to the bath, full height tiling around the bath and shower area, reducing to half height to the rear wall where there is a pedestal wash hand basin with chrome plated mono-bloc filler tap and pop-up waste, dual flush close coupled WC. Chrome plated towel rail/radiator.

The property benefits from being recently redecorated throughout with new internal doors installed along with carpets and all vertical blinds are included within the price.

OUTSIDE

The front garden is neatly laid to lawn with slab pathway leading to the front elevation of the property along with pathway leading to the side and rear of the property. There is a tarmac laid hard standing to the front elevation for off road parking, dropped kerb is installed. The rear garden is fully enclosed with a mixture of shrubs and hedging. There is a good size slab laid patio area extending across the rear with the remaining garden section being laid to lawn.

AGENTS NOTE: The Vendor of the property being advertised for sale is a relative of one of the Directors of Clothier & Day Estate Agents.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

