



Connells

Hampton Road
Oxley Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive traditional three bedroom semi detached family property. Benefitting from NO ONWARD CHAIN, this property should be viewed in order to fully understand and appreciate the fabulous amount of space on offer.

Internally the property comprises entrance porch, entrance hall, lounge, dining room, kitchen and side lean to with brick built storage areas. To the first floor there are three spacious bedrooms and shower room. Externally there are front and rear gardens. There is also a garage to rear.

The Location & Area

Set to the north of Wolverhampton City Centre in the Oxley area with easy access to the A449 and adjoining M54 motorway for commuters, ideally located for i54 commercial development. Good local bus routes and amenities.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, doors to various rooms.

Lounge

13' 1" x 13' 5" (3.99m x 4.09m)
Double glazed window to front, central heating radiator, fitted cupboards, door to entrance hall.

Dining Room

8' 11" x 12' 2" (2.72m x 3.71m)
Double glazed window to rear, open to kitchen, door to entrance hall.

Kitchen

9' 5" x 7' (2.87m x 2.13m)
Double glazed window to side and rear, a range of wall and base units, inset sink.

Side Lean To

20' 7" max x 6' 9" max (6.27m max x 2.06m max)
Double glazed door to front, door to rear garden, a variety of brick built storage areas, light and power, door to kitchen.

First Floor Landing

Doors to various rooms, loft access.

Bedroom One

10' 7" x 11' (3.23m x 3.35m)

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

Bedroom Two

8' 10" x 11' 5" (2.69m x 3.48m)

Double glazed window to rear, central heating radiator, fitted wardrobe, door to first floor landing.

Bedroom Three

7' 7" x 9' 1" (2.31m x 2.77m)

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

Shower Room

Double glazed window to rear, electric shower in a cubicle, vanity sink, low flush toilet, heated towel rail, door to first floor landing.

Outside Front

Lawned garden area, a range of planter beds, paved pathway.

Outside Rear

Good size enclosed rear garden which is mostly lawned, surrounding by a range of fencing, mature plants, tree and shrubs.

Garage

Access from rear.

Agents Note

Please note the garage is accessed via a private council land where there has been a long standing right of way and we are unable to comment on the future use of this, please take advise before incurring any costs.









Ground Floor



First Floor



Garage

Total floor area 123.9 m² (1,334 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334619



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Property Ref: WVH334619 - 0003