



Connells
connells.co.uk 01902 710 170
FOR SALE

Connells

Manor Road
Oxley Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this stunning three/four bedroom extended semi detached family home situated in a popular cul-de-sac location in Oxley and has the added benefit of boasting NO ONWARD CHAIN. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises of a porch leading to an inviting entrance hall with access to study room but has the advantage of being used as a potential fourth bedroom with an adjoining ground floor shower room. The ground floor also has a lounge with the heart of the home being the entertainment kitchen diner which boasts integrated appliances, feature lantern roof and bifold doors to rear garden. To ground floor is completed by having a useful utility room. Heading upstairs you find three bedrooms and modern stylish family bathroom. Outside to the front is ample off road parking and to the rear is a generous size garden.

The Location & Area

Set to the North of Wolverhampton City Centre in the Oxley area just off the Stafford Road, the property is also situated for good local commuting links benefiting from access to M54 and M6 motorways with further access to the i54 Commercial Development. The property offers a variety of local shops, amenities and schools in the area and is within close proximity of Wolverhampton City Centre which offers a wide range of high street shops, amenities and facilities including bus and rail station offering both local and national links.

Approach

Set back from the roadside behind off road parking with access to the main accommodation.

Porch

Door to entrance hall, ceiling light point.

Entrance Hall

Door to porch, ceiling light point, stairs rising to first floor landing, storage cupboard, central heating radiator, doors leading to study/Bedroom Four, lounge and entertainment kitchen diner.

Lounge

12' 7" max x 11' max (3.84m max x 3.35m max)

Double glazed window to front, central heating radiator, ceiling light point.

Study/ Bedroom Four

10' 2" x 7' 4" (3.10m x 2.24m)

Double glazed window to front, central heating radiator, ceiling light point, door to entrance hall and shower room.

Ground Floor Shower Room

Shower cubicle, vanity wash hand basin, tiled walls, heated towel rail, extractor fan, skylights window, doors to study/Bedroom Four and utility room.



Utility

9' 6" x 6' 9" (2.90m x 2.06m)

Matching wall and base units, ceiling light point, central heating radiator, plumbing for washing machine, space for dryer, wall mounted boiler, ceiling light point, double glazed window to rear, door to ground floor shower room, garden and entertainment kitchen diner.

Entertainment Kitchen Diner

23' max x 18' 3" max (7.01m max x 5.56m max)

Matching wall and base units with ceramic one and half sink and drainer with mixer tap, breakfast bar, integrated double oven, fridge, freezer and dishwasher, four ring induction hob with extractor hood, two central heating radiators, feature lantern roof, ceiling spotlights, double glazed window to side, bifold doors to rear garden, door to utility and entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom One

15' 8" max x 11' 2" max (4.78m max x 3.40m max)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom Two

10' 9" x 10' 7" (3.28m x 3.23m)

Double glazed window to rear, central heating radiator, ceiling light point.

Bedroom Three

9' 3" x 6' 5" (2.82m x 1.96m)

Double glazed window to front, central heating radiator, ceiling light point.

Family Bathroom

Panelled bath with shower over, vanity wash hand basin, wc, tiled walls, heated towel rail, spotlights, extractor fan.

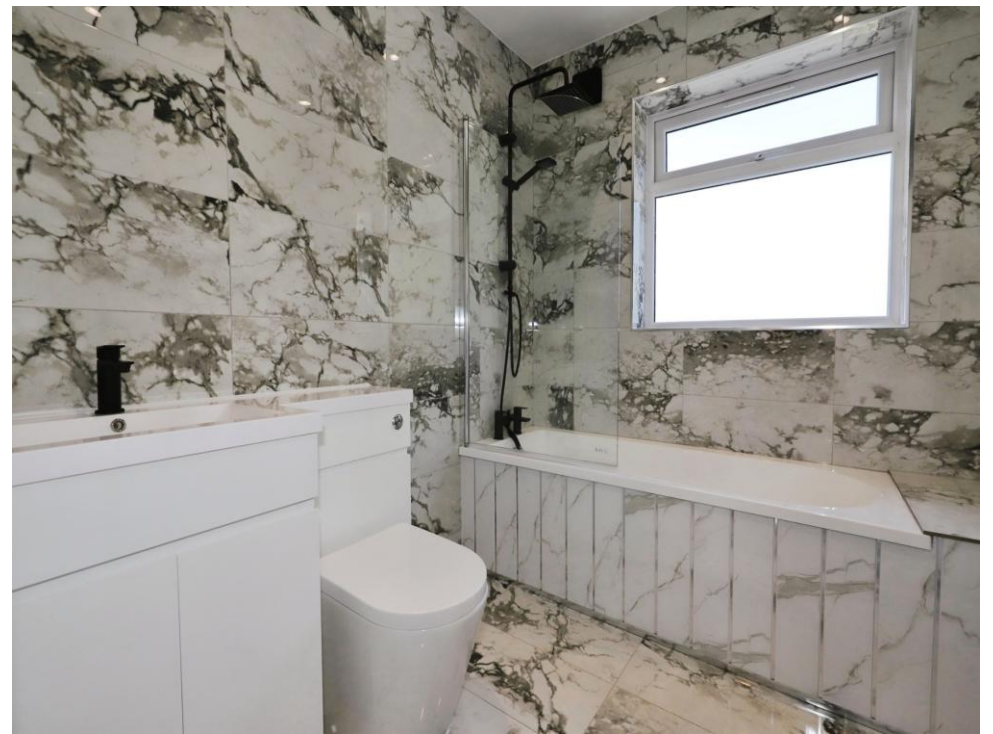
Outside Rear

Paved patio area, steps down to lawn, block paved path, outside tap, shrubbery, double socket point, mature trees.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 115.6 m² (1,244 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

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To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335990



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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