



62 Beech Road, Oxley

THOMAS HARVEY
ESTATE AGENTS

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: £350,000

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.

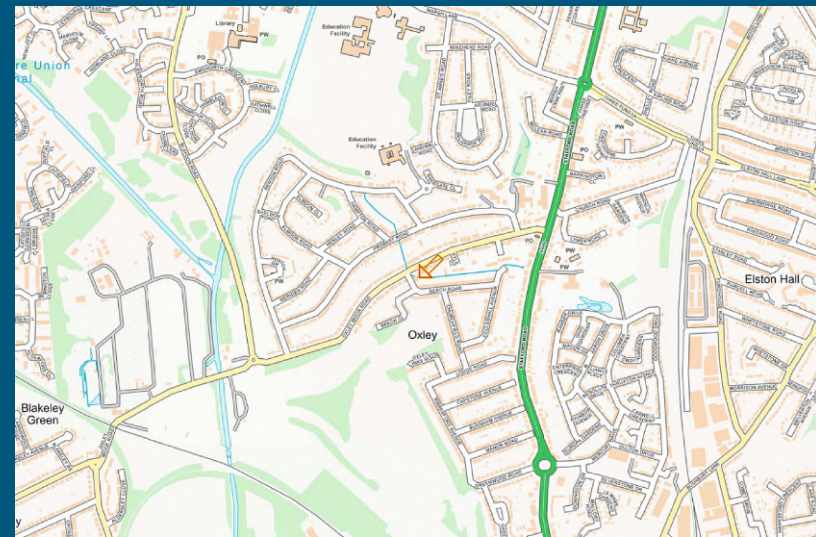
Screened from the road behind mature hedging and remote-controlled double gates, this impressive bungalow offers a rare combination of privacy, space and high-quality finishes — all arranged across one versatile level. With an excellent floor area of approx. 1,174.5 sq ft, the property is ideal for buyers seeking the footprint of a traditional house with the ease of single-storey living.

Inside, the well-planned layout flows effortlessly from room to room, showcasing a number of standout features including luxury bathrooms with steam room, quality décor and flooring throughout, and multiple reception spaces that lend themselves perfectly to modern living.

A welcoming reception hall leads to two double bedrooms and a bespoke shower suite featuring a steam room shower — a true highlight of the home. The charming 18ft living room enjoys a bright, relaxing feel, while the adjacent kitchen is fitted with a traditional suite and a range of integrated appliances. At the heart of the bungalow sits the dining room, complemented by a separate rear sitting room. To the left, a utility room opens into a generous home office — a highly flexible space with potential to be reconfigured into additional bedroom and bathroom accommodation (STPP). A side entrance lobby provides a further access point and leads to a guest bedroom with ensuite wet room, ideal for extended family or visitors. Externally, the gated frontage offers secure parking for several vehicles, while the enclosed rear garden provides maximum privacy and low-maintenance outdoor living. Additional storage and a detached outbuilding offer superb versatility — perfect as a home office, studio or hobby room.

Oxley and the surrounding area offer an excellent mix of everyday conveniences and leisure facilities, making 62 Beech Road perfectly placed for modern living. Nearby you'll find a choice of supermarkets, cafés, medical centres and local shops, while popular schools are within easy walking distance. The area benefits from attractive green spaces, scenic walking routes and access to Pendeford Mill Nature Reserve, providing a peaceful escape close to home. Commuters will appreciate the straightforward links to Wolverhampton city centre, i54 Business Park and the M54 motorway, ensuring superb connectivity for work and travel.

A superb example of its type, offering comfort, flexibility and quality throughout!



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.

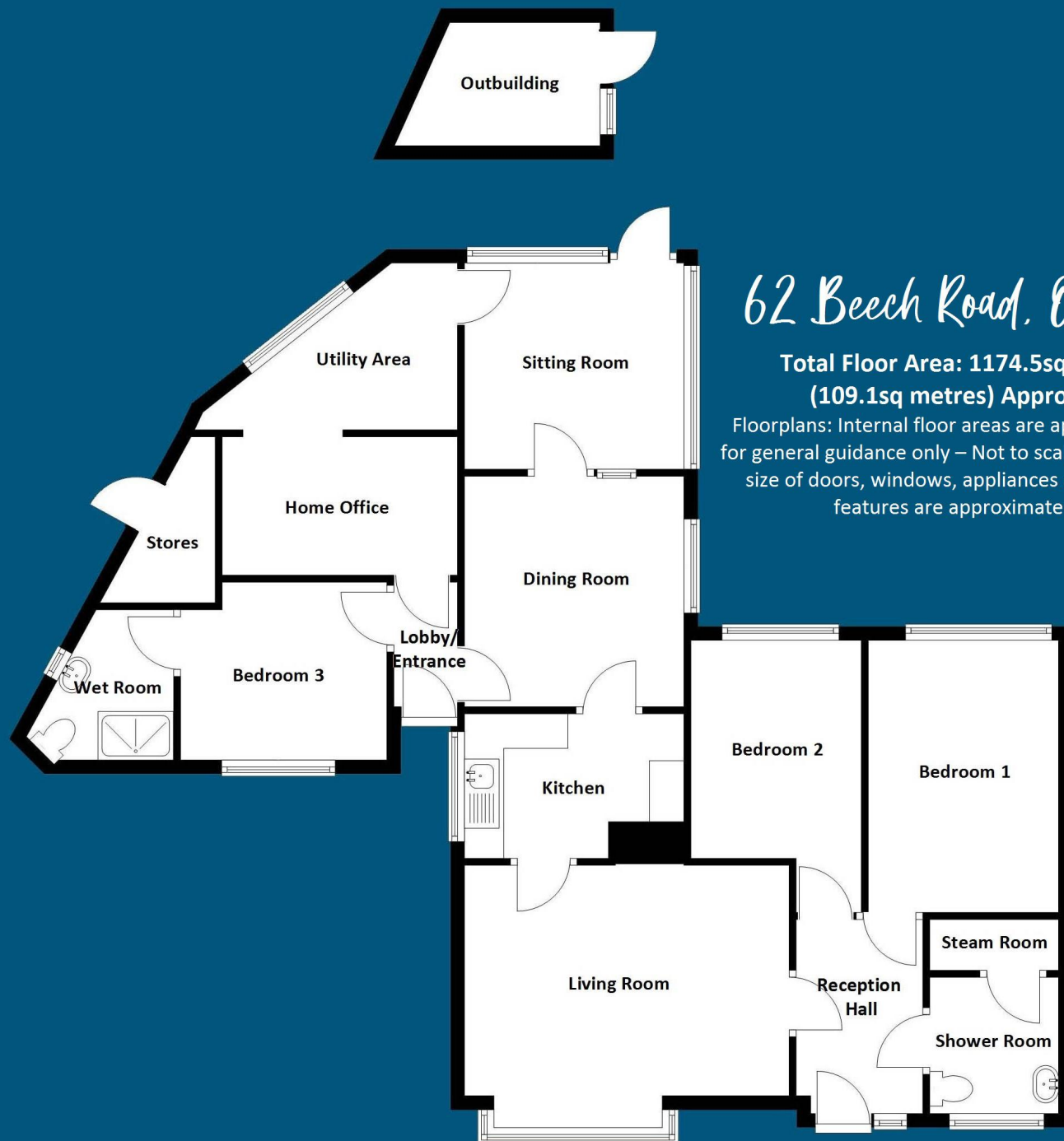












62 Beech Road, Orley

**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



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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.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
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.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.