



38 Daytona Grove, Oxley

A Home Of Contemporary Elegance. Crafted For Those Who Appreciate Refined Living & Beautifully Designed Spaces. This Three Bedroom Semi Detached House Is An Excellent Example Of Its Type On The Favoured, Modern Development!

38 Daytona Grove, Oxley, Wolverhampton, WV10 6GS
Asking Price: £299,950

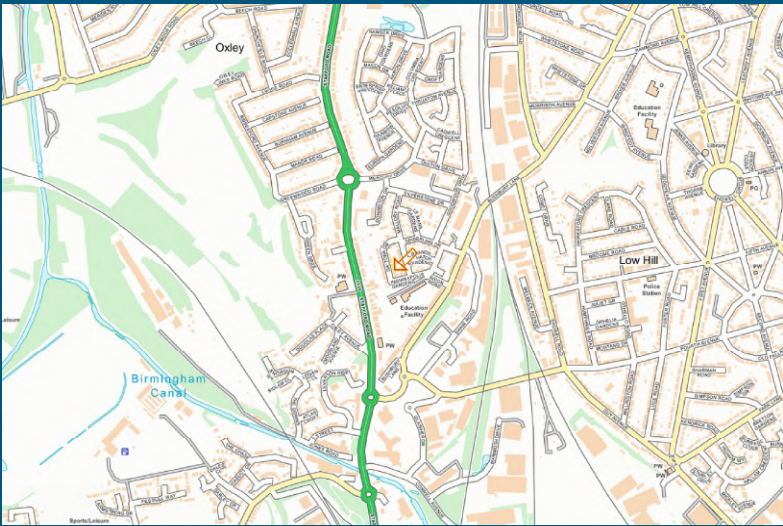
Tenure: Freehold
Council Tax: Band C – Wolverhampton
EPC Rating: B (84) No: 9332-8730-6009-0266-4222
Total Floor Area: 898sq feet (83.4sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows four main providers have likely coverage indoor and all four have good outdoor coverage.

Set within the sought-after Banbury Place development built by St Modwen homes, this exceptional three-bedroom semi-detached residence offers a harmonious blend of modern comfort, stylish interiors and an inviting sense of quality throughout. From the moment you arrive, the property presents a calm, sophisticated aesthetic. Its attractive frontage and immaculate presentation set the tone for the superb accommodation within. Inside, the layout flows effortlessly — each room thoughtfully arranged to maximise natural light, proportion and everyday practicality.

Enhanced by a Google Nest heating system, the ground floor begins with a welcoming entrance hall leading into a bright and elegant living room, a tranquil setting perfect for both relaxation and entertaining. Double doors connect this space to the contemporary open-plan dining kitchen, allowing the flexibility of open-plan living or separate reception rooms as desired. The contemporary open plan dining kitchen which forms the heart of the home, is finished with sleek cabinetry, integrated appliances and elegant French doors opening onto the garden, providing a perfect setting for family life and social occasions. The ground floor also includes an adjacent utility room and separate guest cloakroom. Upstairs, the bedroom accommodation continues the home’s refined feel. The principal bedroom offers a peaceful retreat with plenty of built in storage, while the additional bedrooms provide excellent versatility for guests, children or a dedicated home office. Both the master ensuite and family bathroom are finished to a high standard, combining modern design with a sense of understated luxury. Outside, the private rear garden offers a beautifully balanced space — ideal for quiet moments outdoors, al fresco dining or weekend relaxation. With driveway parking at the front offering ample off road space. Constructed in 2021, the property enjoys the reassurance of an active NHBC warranty, offering added peace of mind for future owners.

Banbury Place is exceptionally well positioned, with local shops, schools, restaurants and public houses all within easy walking distance. The adjacent Goodyear Neighbour Park provides green open space, cycle paths and footways, perfect for outdoor leisure. Daytona Grove is also just minutes from Wolverhampton city centre, the i54 commercial hub, train services and the M54 motorway — making it an ideal base for commuters.

This is a residence that delivers style, comfort and modern sophistication in equal measure. A viewing is strongly recommended to appreciate the full quality and elegance of this remarkable home, perfect for buyers requiring a turn-key home!



Score	Energy rating	Current	Potential
92+	A	84 B	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite front door with double glazed opaque surrounding windows, radiator, Karndean and L-Shaped staircase to first floor.

Living Room: 15'9" (4.79m) x 12'6" (3.82m)

Radiator, double glazed window with white shutter blinds to front and useful built in storage cupboard under stairs.

Full Width Dining Kitchen: 15'7" (4.76m) x 11'4" (3.44m)

Fitted with a matching suite of shaker style navy units comprising a range of base cupboards, drawers & suspended wall cupboards with concealed under lighting, wood effect laminate worktops with stainless steel 1½ drainer sink unit. Built in appliances include dishwasher, fridge, freezer, Hotpoint electric oven & 4- ring gas hob with stainless steel extractor hood over, radiator, Karndean flooring and double glazed French doors with white shutter blinds to rear garden.

Utility: 5'10" (1.77m) x 5'10" (1.77m)

Built in floor to ceiling cupboards, wood effect laminate worktop, plumbing & recess for both washing machine & tumble dryer, radiator, extractor fan, Karndean flooring and double glazed composite door to rear garden. **Guest Cloakroom: 5'10" (1.77m) x 3'7" (1.09m)** Fitted with a white low level WC & sink unit, wall mounted gas fired Ideal central heating boiler, black heated towel rail, extractor fan, Karndean flooring and double glazed opaque window to rear.

First Floor Landing: Radiator and loft hatch to half boarded loft with fitted ladder, light and power.

Bedroom One: 12'4" (3.79m max) x 12'4" (3.78m max)

Built in double mirrored wardrobe, radiator, additional built in cupboard / wardrobe and double glazed full height window with white shutter blinds to front. **Ensuite: 6'0" (1.83m) x 6'1" (1.87m)** Fitted with a luxury suite comprising corner shower with chrome hand held spray, low level WC, pedestal wash hand basin, mirrored cabinet, black heated towel rail, patterned ceramic tiled walls, extractor fan, Karndean flooring and double glazed opaque window to front.

Bedroom Two: 11'4" (3.44m) x 9'2" (2.80m)

Radiator and double glazed window with white shutter blinds to rear.

Bedroom Three: 11'3" (3.45m max) x 6'5" (1.96m)

Radiator and double glazed window with white shutter blinds to rear.

Bathroom: 6'1" (1.86m) x 5'4" (1.67m)

Fitted with a smart white suite comprising panelled bath with chrome overhead rainfall shower, hand held spray & side screen, low level WC, pedestal wash hand basin, black heated towel rail, patterned ceramic tiled walls, mirrored cabinet, extractor fan, Karndean flooring and double glazed opaque window to side.

Rear Garden: The rear garden is a particular highlight OF No 38 — generally landscaped for low maintenance, offering a private outdoor space perfect for relaxing, entertaining or children's play. The south-west facing garden includes a full width paved patio with sandstone style slabs, retaining brick wall with paved steps lead to the raised lawn area, surrounding fencing, timber shed, exterior lighting & water and gated side access leads to the driveway at front.

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.











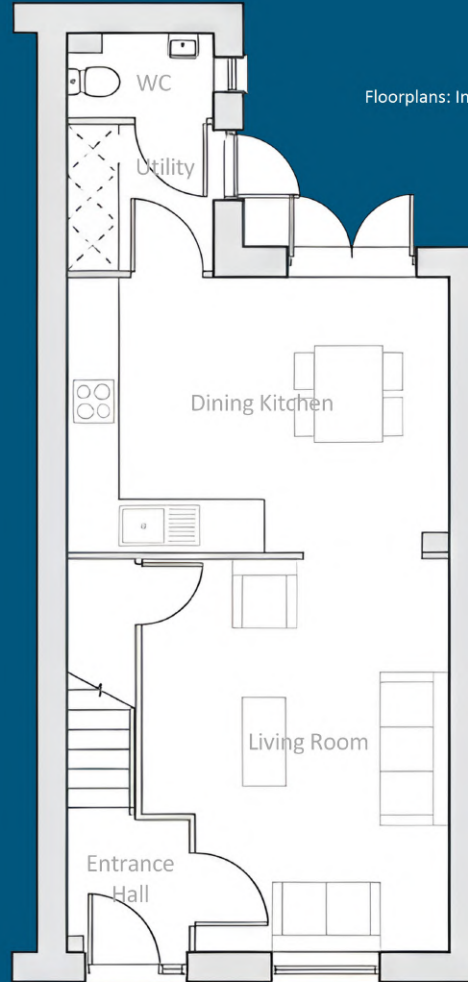




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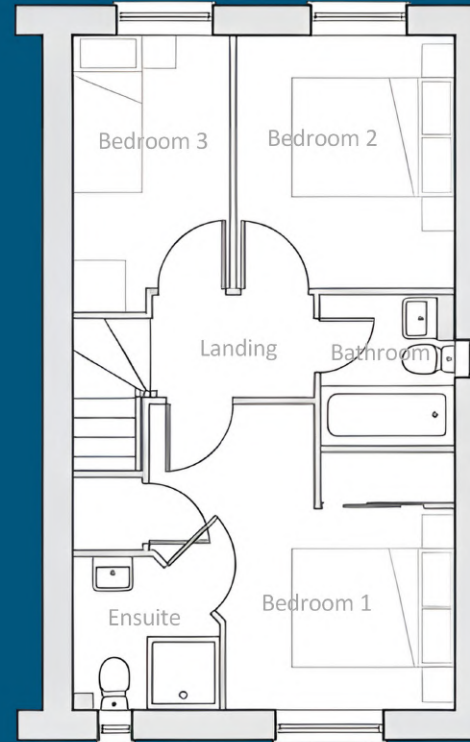
Total Floor Area: 898sq feet
(83.4sq metres) Approx.

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



Ground Floor

Approx.: 476sq feet (44.2sq metres)



First Floor

Approx.: 422sq feet (39.2sq metres)



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.

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

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