



**Connells**

Oxmoor Avenue  
Hadley Telford



### Property Description

Connells Wolverhampton have the delight to bring to the market this two bedroom modern terraced house on a popular residential estate. Benefiting from a larger than average internal space, this property should be viewed in order to fully appreciate the accommodation on offer.

Internally the property comprises of an entrance hall, modern fitted kitchen, downstairs wc, large entertainment style family lounge with french doors overlooking the rear garden. On the first floor there are two bedrooms, and a bathroom as well as loft access to a fully boarded loft with light and power.

Externally there is a courtyard style garden to front, good sized enclosed rear garden with a timber constructed outbuilding as well as a rear parking space.

### Kitchen

7' 5" x 6' 2" ( 2.26m x 1.88m )

Double glazed window to front, range of wall and base units with inset oven, hob and extractor, inset sink, open to entrance hall.

### Downstairs Wc

Low flush toilet, wash hand basin, extractor, door to entrance hall.

### Lounge

12' 9" x 12' 2" ( 3.89m x 3.71m )

French doors to rear garden, radiator, door to entrance hall.

### Entrance Hall

Double glazed door to front, stairs access, radiator, doors to various rooms.



### First Floor Landing

Doors to various rooms, loft access into boarded loft.

### Bedroom One

8' 8" x 12' 9" ( 2.64m x 3.89m )

Double glazed window to rear, radiator, door to landing.

### Bedroom Two

8' 2" x 12' 7" ( 2.49m x 3.84m )

Double glazed window to front, radiator, fitted wardrobe, door to landing.

### Bathroom

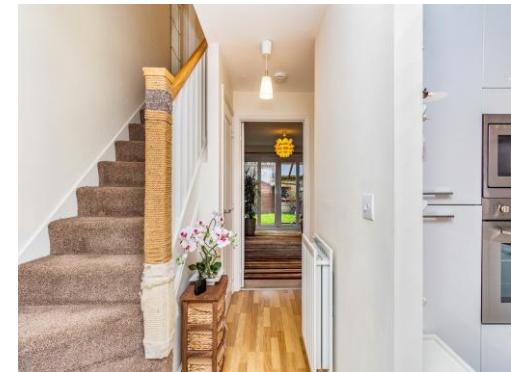
Panelled bath, pedestal sink, low flush toilet, door to landing.

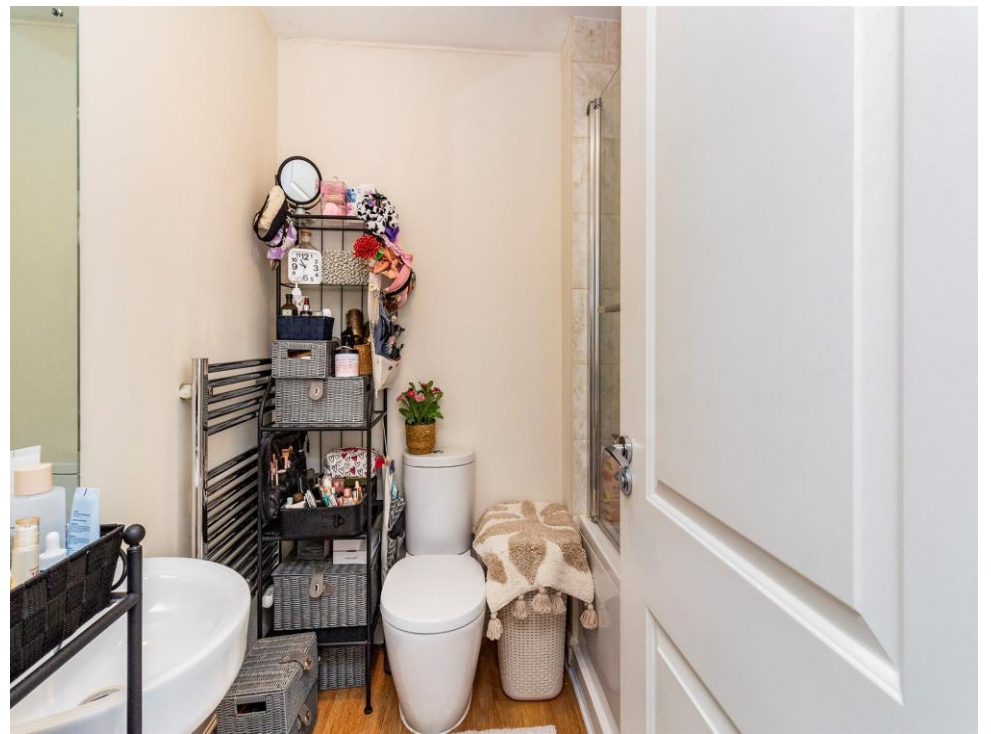
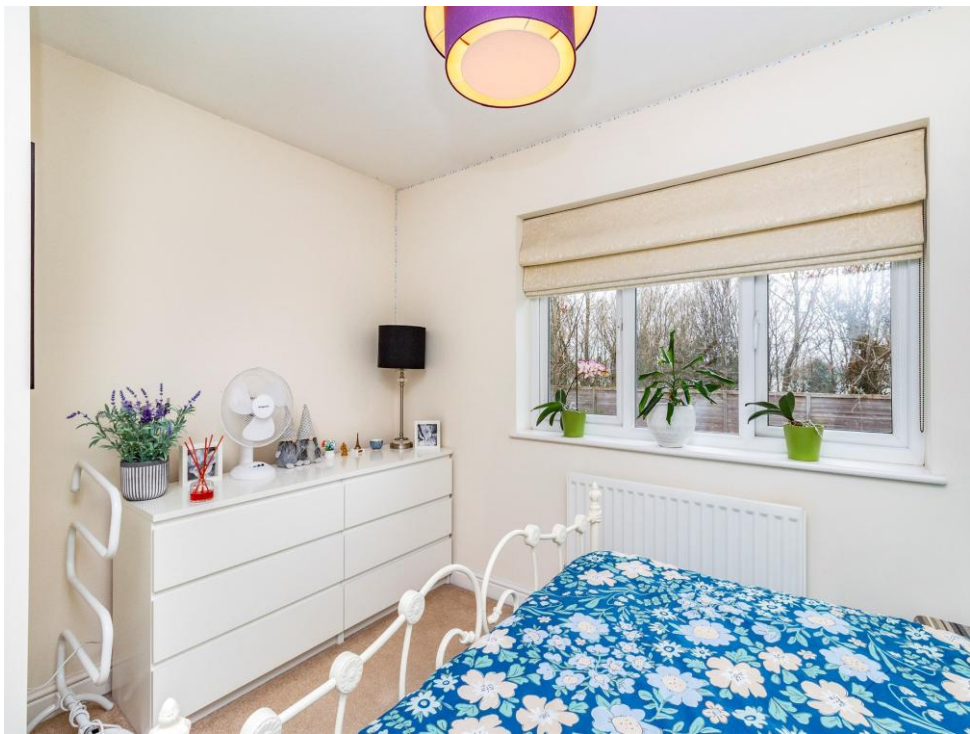
### Outside Front

Courtyard style garden.

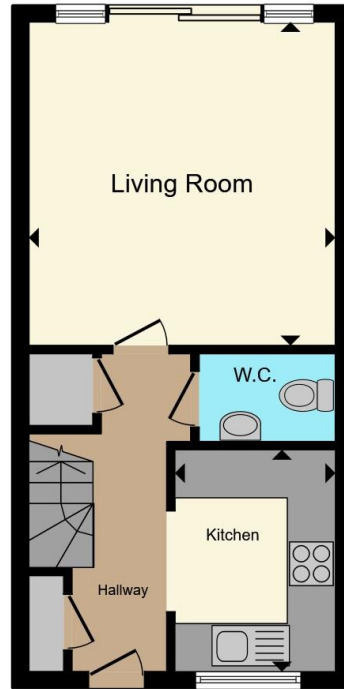
### Outside Rear

Good sized enclosed garden, mostly lawned surrounded by a range of fencing and a timber constructed out building, gated access to the rear tarmac parking area where there are two parking spaces.

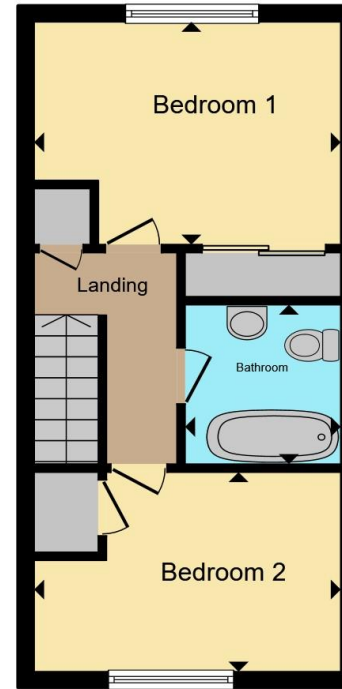








**Ground Floor**



**First Floor**

Total floor area 61.9 m<sup>2</sup> (667 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334904](http://connells.co.uk/Property/WVH334904)**



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