



Connells

Le Mans Gardens
Oxley Wolverhampton



Property Description

Connells Wolverhampton are thrilled to bring to the market this well presented attractive two bedroom semi detached property on a popular development. Benefiting from being in great condition and remaining year on the NHBC warranty, this property should be viewed in order to fully appreciate.

The property comprises entrance hall, large style lounge, modern fitted kitchen diner and downstairs wc. On the first floor there are two spacious bedrooms and bathroom. Externally there is generous off road parking to side and a good size enclosed rear garden.

The Location & Area

Situated on a popular and modern built development just off the A449 Stafford Road, which offers fantastic commuting links into Wolverhampton City Centre and the M54 as well as M6 motorways, the i54 business park is also relatively close by as well as popular schooling, doctors and dentists as well as popular public houses with eateries just a stone's throw away.

Entrance Hall

Double glazed door to front, central heating radiator, door to lounge, door to downstairs wc.

Downstairs Wc

Low flush toilet, pedestal sink, door to entrance hall.

Lounge

15' 5" x 9' 9" (4.70m x 2.97m)
Double glazed window to front, central heating radiator, stairs to first floor landing, storage cupboard, door to kitchen diner.

Kitchen Diner

8' 4" x 15' (2.54m x 4.57m)
French doors to rear garden, double glazed window to rear, a range of stylish wall and base units, inset oven, hob and extractor, plumbing for washing machine, inset sink, space for dining table and chairs, space for fridge freezer, central heating radiator, door to lounge.

First Floor Landing

Doors to various rooms.

Bedroom One

15' 1" x 9' (4.60m x 2.74m)

Two double glazed windows to front, central heating radiator, door to first floor landing.

Bedroom Two

15' 1" x 8' 6" (4.60m x 2.59m)

Two double glazed windows to rear, central heating radiator, fitted wardrobe, door to first floor landing.

Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Outside Front

Tarmac driveway to side with off road parking, electric car charging point, gravelled courtyard style area to front.

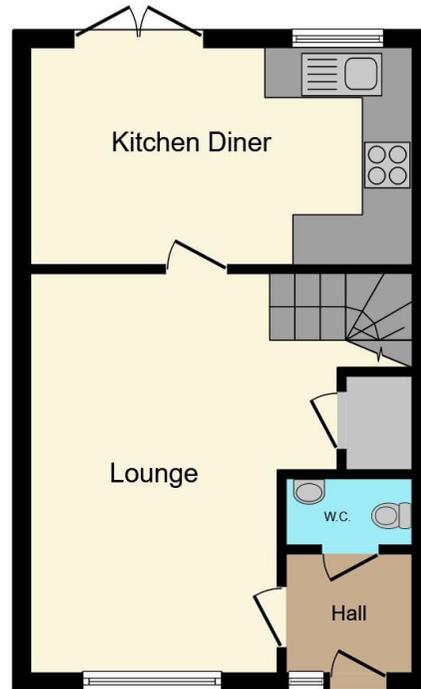
Outside Rear

Good size enclosed garden, lawned area, panelled fencing.

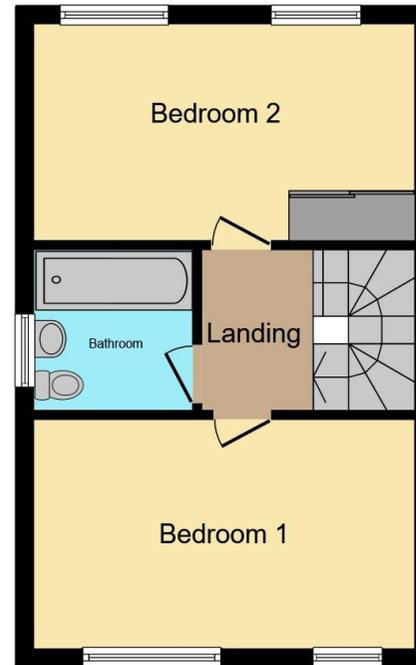








Ground Floor



First Floor

Total floor area 68.7 m² (739 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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WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335007



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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