Connells

Oxley Court Oxley Moor Road
Oxley Wolverhampton

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Oxley Wolverhampton WV10 6TZ

for sale offers over
£180,000

Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this detached two bedroom park home for the over 50's situated in a popular location of Oxley with fantastic commuting links to the M54 and M6 motorways. This well presented and stylish park home is suitable for those looking to down size and viewing is highly recommended, call Connells today to book your viewing.

Internally the property comprises modern stylish kitchen, spacious lounge, dining area, two bedroom, en-suite shower room and bathroom. Outside you will find ample off road parking with a well presented garden area.

The Location & Area

Having excellent transport links, including bus routes and the M54 and M6 motorways. The location also ensures easy access to Wolverhampton City centre and the i54 Business Park.

Approach

Ample off road parking, garden with access to the main accommodation with doors to entrance hall and kitchen.

Entrance Hall

Door to front, central heating radiator, loft storage area, door to dining room, bedrooms and bathroom.

Dining Room

9' 7" x 7' 3" (2.92m x 2.21m)

Double glazed window, central heating radiator, ceiling light point, doors to kitchen, lounge and entrance hall.

Lounge

19' 2" x 12' 11" (5.84m x 3.94m)

Three double glazed windows, two central heating radiators, two ceiling light points, electric fireplace, French doors to dining room.

Kitchen

9' 3" x 9' 2" (2.82m x 2.79m)

Matching wall and base units, composite sink and drainer with spray mixer tap, integrated fridge, freezer, dishwasher, washing machine and oven, four ring gas hob, extractor hood, part tiled walls, central heating radiator, double glazed window, wall mounted boiler, door to dining room and garden.

Bedroom One

9' 2" x 9' 3" (2.79m x 2.82m)

Double glazed window, walk-in wardrobe, central heating radiator, ceiling light point, door to en-suite shower room.

Shower Room

Shower cubicle, low flush wc, wash hand basin unit, ceiling light point, central heating radiator, part tiled walls, double glazed window.

Bedroom Two

9' 4" max x 9' 4" max (2.84m max x 2.84m max)

Double glazed window, fitted wardrobes, ceiling light point, central heating radiator.

Bathroom

Bath, low flush wc, wash hand basin, central heating radiator, part tiled walls, ceiling light point, double glazed window.

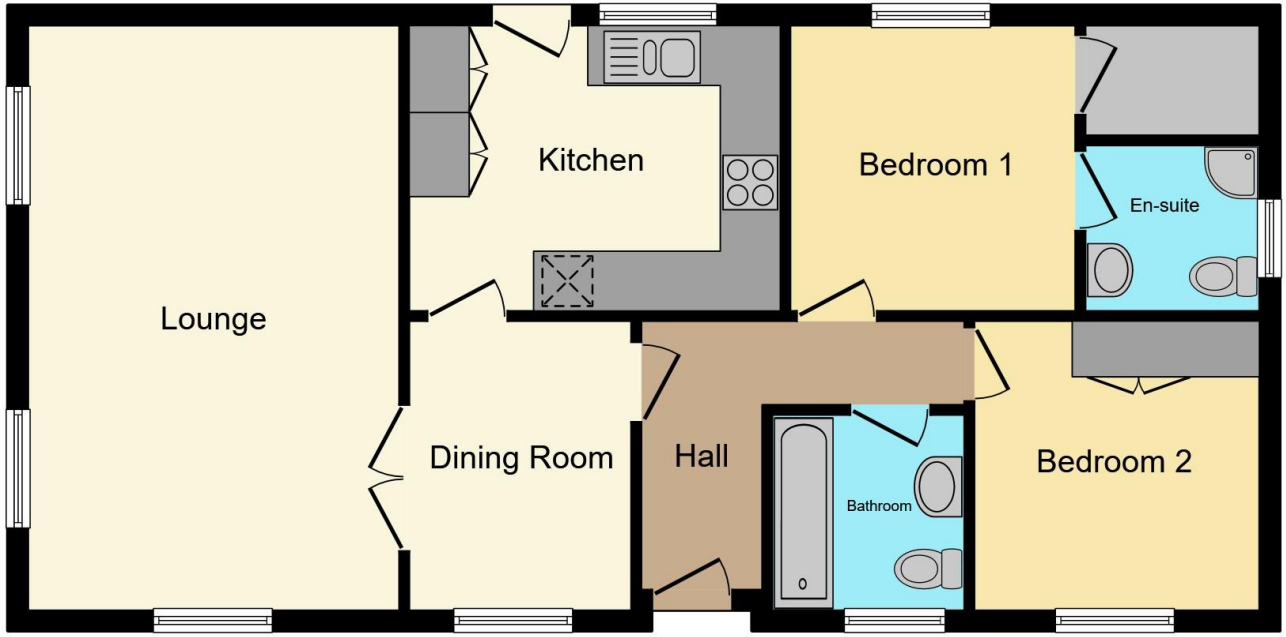
Outside

Well presented garden area with access to the parking.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk). Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

HELL



Total floor area 71.8 m² (773 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/WVH335962

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.