



95 Probert Road, Oxley

*A Traditional Three Bedroom Semi-Detached House, Perfect For Buyers Requiring A Property To Restyle To Own Requirements & Featuring A South Facing 130ft Long Rear Garden!*

**95 Probert Road, Oxley, Wolverhampton, WV10 6UB**

**Asking Price: £220,000**

**Tenure: Freehold**

**Council Tax: Band B – Wolverhampton**

**EPC Rating: D (61) No: 0310-2156-8640-2296-6165**

**Total Floor Area: 1,013.0sq feet (94.1sq metres) Approx.**

**No Upward Chain**

**Services: We are informed by the Vendors that all main services are installed**

**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

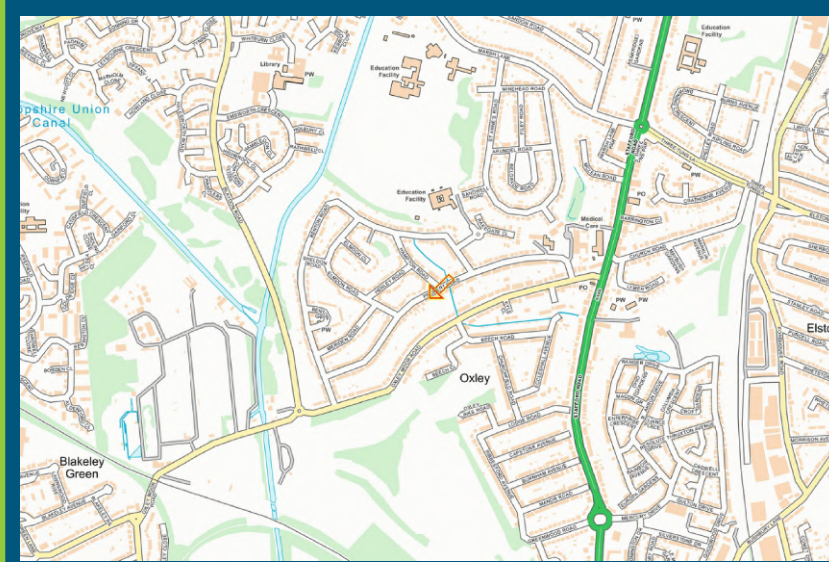
**Mobile: Ofcom checker shows three of four main providers have likely coverage indoor and all four have good coverage outdoor.**

Occupying a favoured position in a popular residential area adjacent to Oxley Park Golf Club, this well designed semi-detached house has been well maintained over the years to create a charming family home. Although well looked after and offering a comfortable interior, No 95 is still ideal for purchasers requiring a property to restyle to own requirements including huge potential to extend at the rear (Subject to Planning Permission).

With internal inspection highly recommended to appreciate the deceptive accommodation, having the benefit of gas central heating & double glazing, the interior includes reception porch to entrance hall, two reception rooms, sun room and kitchen. There is tremendous scope to reconfigure this rear space to create a full width open plan dining kitchen (STPP). On the first floor, the landing leads to three bedrooms and a well appointed shower room. At the front of the property is a driveway providing ample off road parking with a gated side entry leading to the detached garage. Not only does the garden enjoy a south facing aspect but at approx. 130 long, this generous outdoor area offers a pleasant outlook together with plenty of space to construct an outbuilding for a hobbies room, home office etc.

Within walking distance of the majority of amenities including schools, local shops and the facilities at Pendeford, the area enjoys surrounding public green space, cycle paths & footways. Probert Road is also within minutes from the M54 motorway and therefore perfect for commuting to principal towns.

Offered with No Upward Chain and an excellent example of its type, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



**T: 01902 758111**

**E: properties@thomasharvey.co.uk**

**W: www.thomasharvey.co.uk**

**A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS**



**Reception Porch:** PVC double glazed opaque door with opaque windows.

**Entrance Hall:** Internal hardwood opaque glazed door with matching side windows, radiator, built in stores cupboard and L-Shaped staircase to first floor.

**Living Room: 11'1" (3.37m) x 11ft (3.35m)**

Marble style fireplace & hearth with gas fire, radiator, coved ceiling and double glazed bay window to front.

**Sitting/ Dining Room: 11ft (3.35m) x 10'6" (3.20m)**

Wall mounted gas fire, coved ceiling and internal double glazed door with side windows to rear.

**Sun Room: 11'8" (3.56m) x 7'9" (2.37m)**

Power, lighting, plumbing for washing machine and access to rear garden.

**Kitchen: 7'4" (2.24m) x 5'6" (1.68m)**

Fitted with laminate units comprising base cupboards, drawers & suspended wall cupboards, stainless steel single drainer sink unit, gas point for cooker, radiator, vinyl flooring and double glazed windows to rear & side.

**First Floor Landing:** Loft hatch and double glazed window to side.

**Shower Room: 7'5" (2.27m) x 5'10" (1.79m)**

Fitted with a white suite comprising walk in double shower with chrome handheld spray, pedestal wash hand basin, low level WC, radiator, part tiled & PVC panelled walls, floor to ceiling built in airing cupboard housing wall mounted gas fired Worcester central heating boiler, vinyl flooring and double glazed opaque window to rear.

**Bedroom One: 11'1" (3.38m) x 10'6" (3.21m)**

Radiator and double glazed bay window to front.

**Bedroom Two: 11ft (3.35m) x 10'6" (3.19m)**

Radiator and double glazed window to rear.

**Bedroom Three: 6'7" (2.00m) x 6'2" (1.88m)**

Radiator and double glazed window to front.

**Detached Garage: 16'2" (4.94m) x 8'4" (2.54m)**

Up & Over garage door, power, lighting, double glazed side window and aluminium door to garden.

**Rear Garden:** Measuring at a very generous approx. 130ft long and enjoying a south facing aspect, the mature rear garden provides a most pleasant setting with paved patio, shaped lawn, a variety of shrubs & trees, a number of sheds & greenhouses, surrounding fencing double gated side entry.

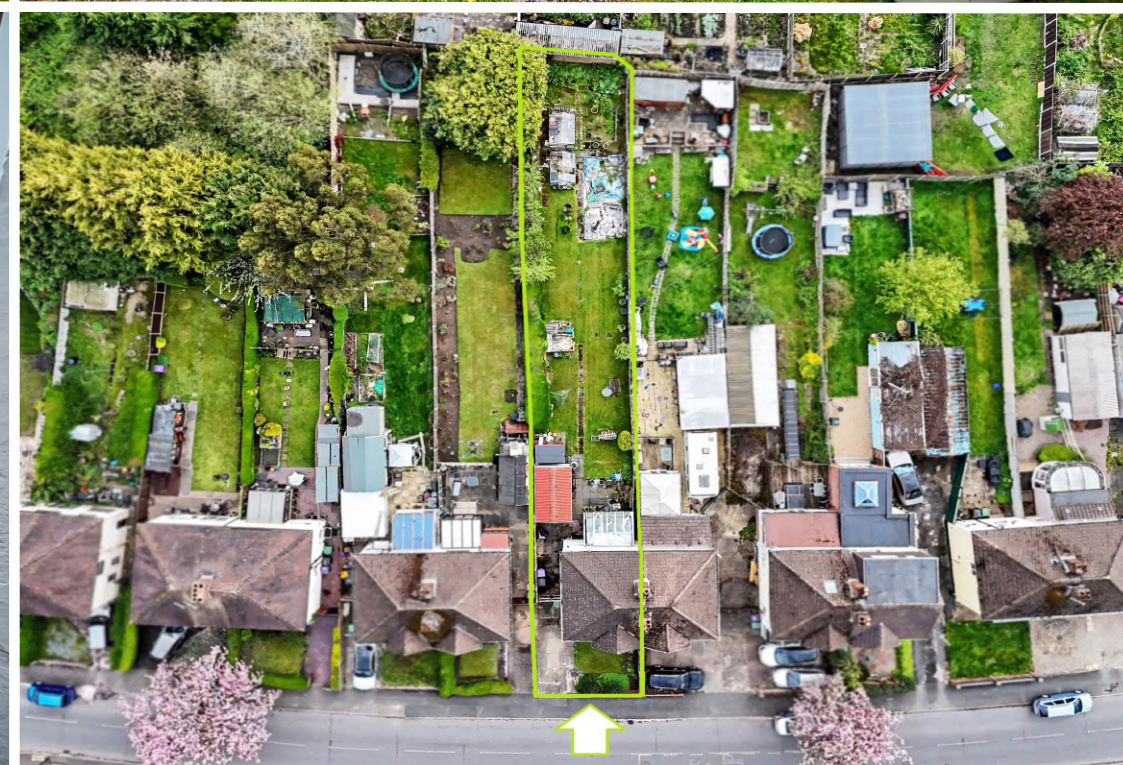
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







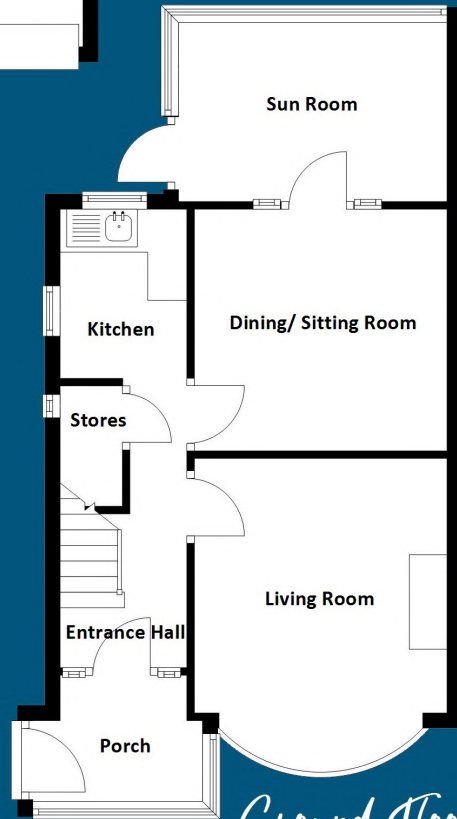
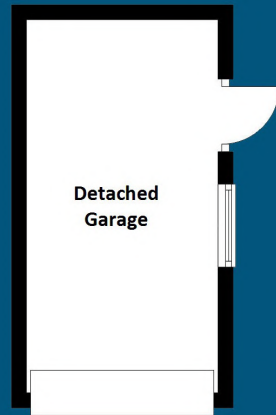




# 95 Probert Road, Oxley

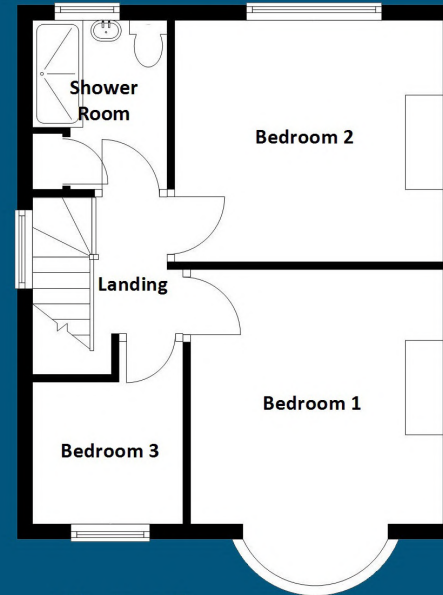
**Total Floor Area: 1013.0sq feet (94.1sq metres) Approx.**

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



*Ground Floor*

Approx.: 628.9sq feet  
(58.4sq metres)



*First Floor*

Approx.: 384.1sq feet  
(35.7sq 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.

#### 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.