Connells

The Downs
Oxley Wolverhampton

The Downs
Oxley Wolverhampton WV10 6JA

for sale offers in the region of
£190,000

Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious and extended two bedroom semi-detached property situated in a popular location in Oxley. This property has the added benefit of boasting NO ONWARD CHAIN and would be suitable for first time buyers, investors and downsizers.

Internally the property comprises of having an entrance hallway leading to a lounge, versatile room which could be a sitting room or dining room,extended kitchen with access to a utility and ground floor wc, conservatory. The garage has been partially converted to become a potential gym area or football arena but has the potential to be converted back to the garage. On the first floor there are two double bedrooms and a bathroom. Externally the property has ample off road parking and front lawn whilst to the rear is a low maintenance tiered rear garden with plenty of potential and has the added benefit of a workshop/ storage room.

Viewing is highly recommended to appreciate to accommodation on offer.

Location And Area

Set to the north of Wolverhampton City Centre in the Dunstall area with easy access to A449 for commuters, only a short drive from Wolverhampton Rail Station, nearby to West Park Hospital and in catchments for numerous local schools.

Approach

Set back from the roadside on a corner plot behind off road parking to front and lawned area,access to the main accommodation and side gate.

Entrance Hallway

Storage cupboard with a radiator, stairs to first floor landing, ceiling light point, door to lounge.

Lounge

14' 3" max x 10' max (4.34m max x 3.05m max)

Double glazed window to front, two radiators, ceiling light point, gas fire place, wall light, doors to hallway and dining room.

Dining Room

13' 3" max x 9' 10" max (4.04m max x 3.00m max)

Radiator, storage cupboard, ceiling light point, doors to lounge and kitchen.

Extended Kitchen

9' 6" x 6' 5" (2.90m x 1.96m)

Wall and base units, one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, partly tiled walls, radiator, double glazed window to rear, ceiling spotlights, doors to the dining room, stairs to conservatory, archway to utility.

Utility

7' max x 7' 1" max (2.13m max x 2.16m max)

Plumbing point for washing machine, partly tiled walls, wall and base units, ceiling light point, double glazed window to rear, archway to kitchen, door to wc.

Wc

Two ceiling light points, low flush wc, wash hand basin, partly tiled walls, loft access, doors to the playroom/ gym/ garage.

Converted Garage

15' 7" x 7' 9" (4.75m x 2.36m)

Artificial grass area, fitted shelving, ceiling spotlights, door to wc, potential to be converted back to garage.

Conservatory

11' 3" max x 6' (3.43m max x 1.83m)

Double glazed windows, wall mounted heater, doors to rear, stairs to kitchen.

First Floor Landing

Double glazed window to side, radiator, ceiling light point, loft access, doors to various rooms.

Bedroom One

13' 3" max x 11' 8" max (4.04m max x 3.56m max)

Two double glazed windows to front, wardrobes, radiator, ceiling spotlights.

Bedroom Two

11' 4" x 6' 7" (3.45m x 2.01m)

Double glazed window to rear, fitted shelving, ceiling light point, radiator.

Bathroom

Corner bath with shower over, low flush wc, wash hand basin, partly tiled walls, ceiling spotlights, radiator, double glazed window to rear.

Outside Rear

Paving with steps down to an artificial lawn and patio area, outside tap point, side gate, timber decking area with pergola, access to an underground storage/ workshop with boiler room housing a Worcester Bosch boiler.

Agents Note

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

Ground Floor **First Floor**

Total floor area 90.2 m² (971 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: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336454

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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.

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