



**Church Road, Oxley
Wolverhampton, WV10 6AF**

£139,950

****TWO BEDROOM HOME CLOSE TO LOCAL SCHOOLS AND AMENITIES**** Off road parking, large lawn rear garden, extended kitchen, double glazing, central heating, large 25ft through lounge/diner. **VIEWINGS HIGHLY RECOMMENDED**



To the fore Having off road parking

Porch Having stairs leading to the first floor, store, door to lounge/dining room

Lounge/dining room 25' 10" into bay x 10' 7" (7.87m x 3.22m) Having double glazed window to the front, two radiators, patio door to the rear

Kitchen 22' 2" x 6' 2" max (6.75m x 1.88m) Having wall and base cupboard units with work surfaces over, gas hob with extractor above, electric oven, one and a half bowl sink unit with drainer, built-in dishwasher, double glazed windows to the rear and side, door to the rear garden

Landing Having double glazed window to the side, doors to various rooms

Bedroom 1 11' 2" To wardrobe 14'2" max x 10' 1" (3.40m x 3.07m) Having two double glazed windows, built-in wardrobe, radiator

Bedroom 2 13' 5" x 11' 4" (4.09m x 3.45m) Having double glazed window to the rear, radiator

Bathroom Having bath with shower over, pedestal wash hand basin, low flush etc, double glazed window to the rear, radiator

Outside Having rear lawned garden with patio area



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

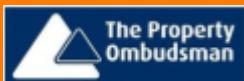




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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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