



## 62 OXBARN AVENUE WOLVERHAMPTON, WV3 7HG

£300,000  
FREEHOLD

Traditional four bedroom semi-detached home situated in an extremely popular location well served by a range of amenities including schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre only a short drive away. The property features both spacious and versatile accommodation throughout that would serve as an ideal family home or first time buyer and features entrance porch, hallway, separate living & dining rooms, kitchen, ground floor w.c, four bedrooms, useful loft room, garage and a driveway to the front providing off road parking.





## 62 OXBARN AVENUE

- Four Bedroom Semi-Detached Home • Sought After Location Close To A Range Of Amenities • Ideally Located For Access Into Wolverhampton City Centre • Separate Living & Dining Rooms • Driveway Providing Off Road Parking • Accommodation Set Over Three Floors • Enclosed Garden To The Rear • Garage With Passageway Leading To Rear Garden



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### APPROACH

The property is approached via a gravel driveway providing off road parking for several vehicles.

### ENTRANCE PORCH

Door to the hallway.

### HALLWAY

Radiator, staircase to the first floor landing, under stairs cupboard with door providing access to the garage and doors to the living room, dining room and kitchen.

### LIVING ROOM

Double glazed bay window to the front, radiator and feature fireplace.

### DINING ROOM

Double glazed windows to the rear, double glazed double doors providing access to the rear garden, radiator and feature fireplace.

### KITCHEN

Double glazed window to the rear, two skylight style windows, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and space for various household appliances including fridge freezer. Door to the rear lobby/utility space.

### REAR LOBBY

Door to the rear garden, folding door to the ground floor w.c and a fitted counter top work surface with space beneath for a washing machine.

### GROUND FLOOR W.C

Obscure window to the rear, low level w.c and wash hand basin.

## FIRST FLOOR LANDING

Double glazed obscure window to the side, staircase to the first floor landing and doors to:

### BEDROOM ONE

Double bay glazed window to the front and radiator.

### BEDROOM TWO

Double glazed window to the rear, radiator and fitted wardrobes.

### BEDROOM THREE

Double glazed window to the front and radiator.

### BATHROOM

Double glazed obscure window to the rear, towel rail, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin, panelled bath and corner shower enclosure.

## SECOND FLOOR LANDING

Door to bedroom four.

### BEDROOM FOUR

Two velux style windows, radiator and a door to the useful loft room.

### LOFT ROOM

Velux style window and radiator.

## GARAGE

Up and over door to the front, power points, lighting, door to the hallway and a door to a useful passageway providing access to the rear garden.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

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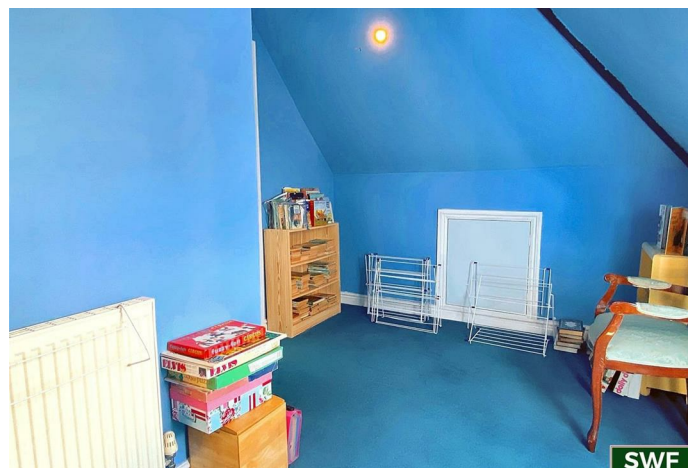
## ADDITIONAL INFORMATION

**Local Authority** – Wolverhampton

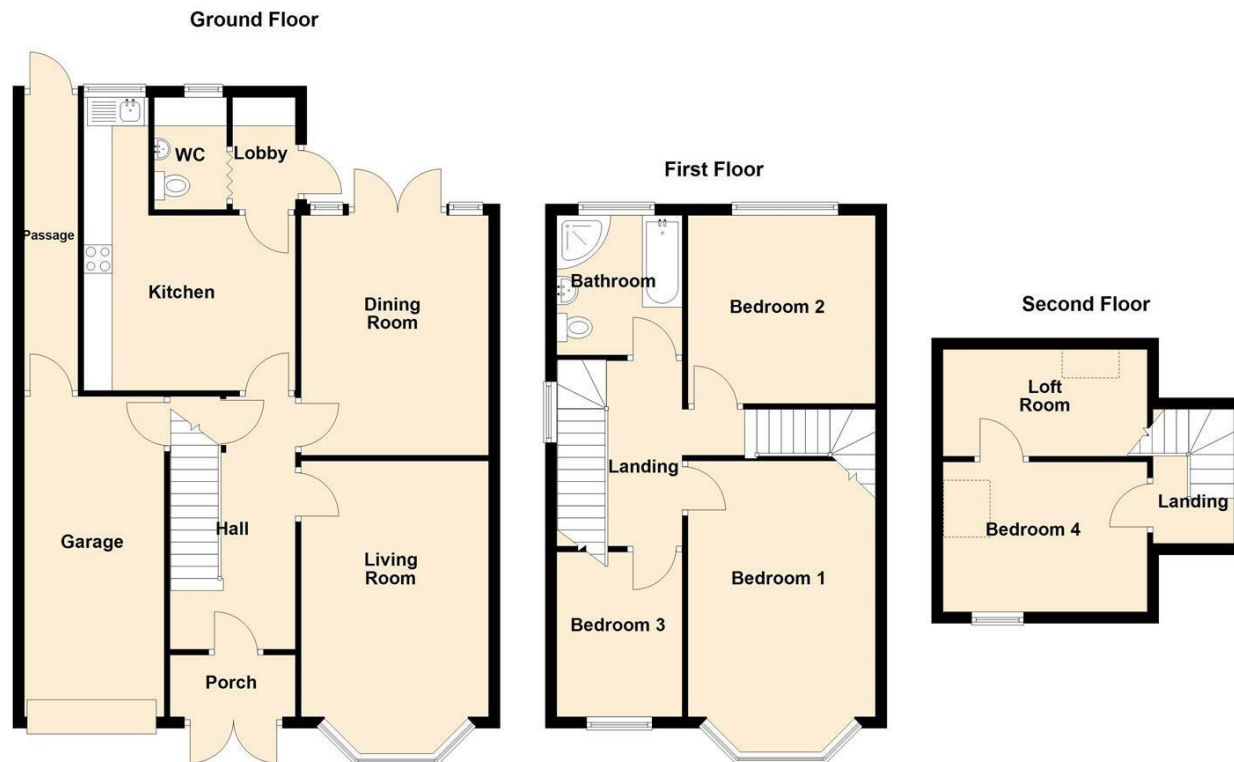
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	73
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements