



**22 CAPSTONE AVENUE, OXLEY**  
**WOLVERHAMPTON, WV10 6DZ**

**OFFERS IN THE REGION OF £260,000**  
**FREEHOLD**

Extended semi-detached home in a sought-after cul-de-sac location, offered for sale with NO ONWARD CHAIN. This spacious property provides well-proportioned accommodation throughout and briefly comprises: entrance porch, welcoming reception hall, sitting room, rear living/dining room, dining kitchen, ground floor WC, three bedrooms, and a re-fitted shower room.

Externally, the property benefits from a driveway providing off-road parking, side garage, and a pleasant mature rear garden.



## 22 CAPSTONE AVENUE

- NO ONWARD CHAIN • EXTENDED GROUND FLOOR ACCOMMODATION • DINING KITCHEN • SPACIOUS LIVING / DINING ROOM • ATTRACTIVE FRONT SITTING ROOM • CUL-DE-SAC LOCATION • CONVENIENT FOR M54 ACCESS • PUBLIC TRANSPORT NEARBY



### APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

### ENTRANCE PORCH

### RECEPTION HALL

Radiator, staircase to the first floor landing, useful understairs cupboard.

### SITTING ROOM

13'5" into bay x 10'11"

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

### EXTENDED LIVING / DINING ROOM

21'9" x 11'0" max, 9'7" min

Double-glazed double doors to the rear, two radiators.

### DINING KITCHEN

17'1" x 9'1" max, 6'8" min

Double-glazed window to the rear, radiator, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap.

Doorway to the side lobby and garage.

### SIDE LOBBY

Doors to the rear garden and w.c.

### GROUND FLOOR W.C.

Low-level w.c. and wash hand basin.

### FIRST FLOOR LANDING

Double-glazed obscure window to the side, loft access hatch.

### BEDROOM ONE

14'0" into bay x 10'10"

Double-glazed bay window to the front, radiator.

### BEDROOM TWO

13'8" x 10'11" into wardrobe

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

### BEDROOM THREE

8'3" x 6'9"

Double-glazed window to the front, radiator.

### RE-FITTED SHOWER ROOM

Double-glazed obscure window to the rear, towel rail, suite comprising close coupled w.c, wash hand basin with vanity unit, and shower enclosure.

### SIDE GARAGE

18'11" x 6'6"

Up and over door to the front.

### REAR GARDEN

To the rear of the property is a pleasant mature garden with patio and lawned areas, and a variety of well stocked borders

### PROPERTY INFORMATION

Title - The property is understood to be Freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

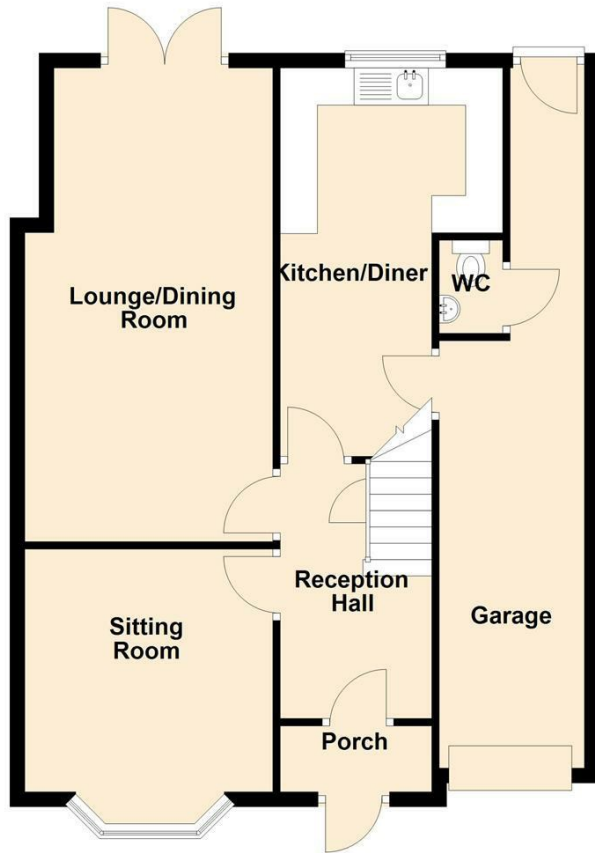
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

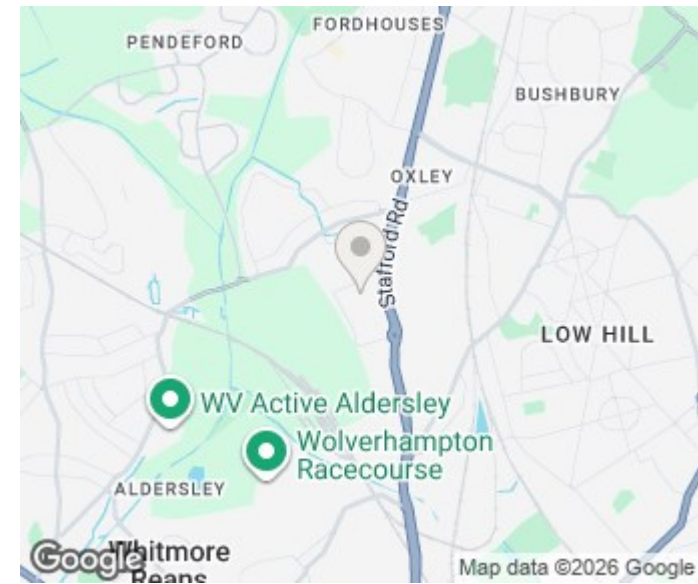
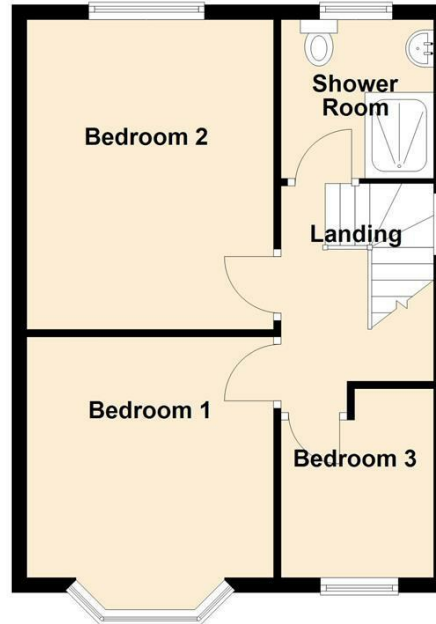
## 22 CAPSTONE AVENUE



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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