

# Rees Page



## 89 Oxbarn Avenue, Bradmore, Wolverhampton, WV3 7HQ

Presenting a traditional semi detached residence within this popular area to the south of the city and well served by a diverse and wide range of local amenities.

The three bedroom family accommodation would benefit from a future scheme of remodernisation but does benefit from having radiator central heating and double glazing (both where specified), a driveway, gardens, and is offered with no upwards chain.

Viewing is recommended to appreciate the properties full future potential.

Offers Around

**£215,000**



### Entrance

Is made via an open porch with original leaded windows and door, opening into.

### Reception Hall

With a ceiling light, radiator, understairs cupboard, original wooden flooring, understairs cupboard, and doors into.

### Lounge

12' 0" x 12' 6" (max) (3.66m x 3.81m)

Having a double glazed front bay window, ceiling light, radiator, stone effect fireplace with electric fire and additional gas supply point.



### Sitting Room

12' 4" (max) x 12' 0" (max) (3.76m x 3.66m)

Having double glazed patio doors to the rear, a ceiling light, tiled fireplace with gas fire, picture rail, radiator, and TV point.

### Kitchen

13' 4" x 6' 0" (4.06m x 1.83m)

Having a range of wall and base cupboards with roll edge work surface, sink & drainer, cannon free standing gas cooker, plumbing for a washing machine, ceiling light, double glazed windows to rear, plus internal windows and door to side lobby.



### Lobby

With a double glazed door to rear garden, door to garage and door into.

### Shower Room

With a double glazed rear window, walk-in shower cubicle, WC, pedestal sink, radiator and ceiling light.

### Garage

14' 7" x 7' 5" (4.45m x 2.26m)

With a strip light, gas meter, and double wooden doors o the front drive.

Stairs rise from the hallway to a first floor.



### Landing

With a double glazed side window, loft access hatch, ceiling light, and doors into.

### Bedroom One

11' 2" x 10' 10" (max) (3.40m x 3.30m)

Having a double glazed front window, ceiling light, radiator, and built-in wardrobes and storage to one wall.

### Bedroom Two

12' 5" x 11' 11" (3.78m x 3.63m)

Having a double glazed rear window, ceiling light and a radiator.



### Bedroom Three

Most recently used as a home office and having a range of fitted shelving, cupboards and work surfaces, plus ceiling light, radiator and a front window.



### Bathroom

7' 3" x 6' 3" (2.21m x 1.91m)

Having a panel bath with shower over, WC, washbasin, radiator, Worcester boiler, ceiling light and a double glazed rear window.



### Outside

To the rear is a potentially spacious garden that is quite mature with a wide range of established shrubs and trees, plus patio and lawn.

The fore is mostly concrete paved providing off road parking.

### Location

The property is ideally situated for many surrounding amenities within this established residential area to the south of the City.

For SATNAV please use the postcode WV3 7HQ

### NB

There is no upwards chain.

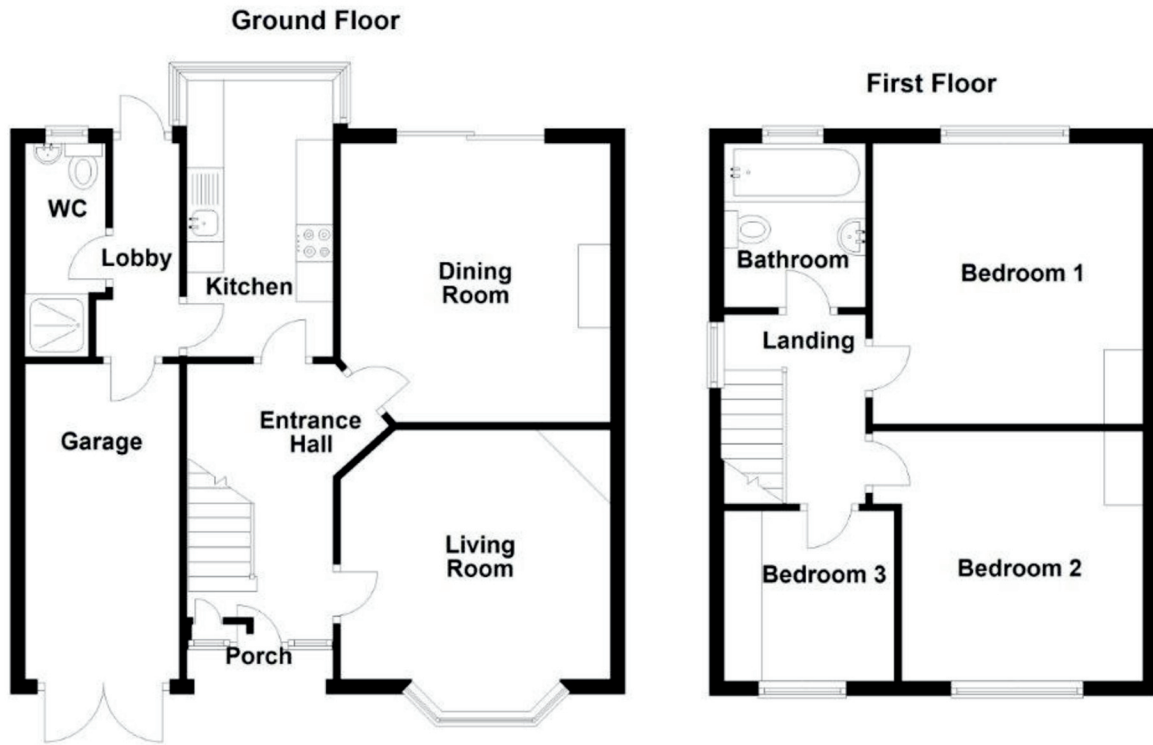
The property forms part of an estate. Probate has been granted.

Fixtures & fittings such as curtains, carpets, light-fitting's etc will remain in situ as seen.

Any remaining contents are potentially negotiable.

Viewing is strictly by prior appointment with the selling agent





These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.  
Plan produced using PlanUp.

**89 Oxbarn Road, Wolverhampton**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.



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