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21 Oaks Crescent

| WV3 9SA | Offers In The Region Of £525,000

ROYSTON  
& LUND

- STUNNING VICTORIAN FAMILY RESIDENCE
- COMPLETED TO A HIGH SPECIFICATION
- TWO LARGE RECEPTION ROOMS
- UTILITY ROOM
- FRONT & REAR GARDENS
- COMPLETELY RENNOVATED THROUGHOUT
- FOUR DOUBLE BEDROOMS
- BREAKFAST KITCHEN
- DOWNSTAIRS WC
- NO UPWARD CHAIN





Situated in the highly sought-after Oaks Crescent area of Wolverhampton, this exceptional semi-detached family residence offers an outstanding standard of modern living. Occupying a prime position, this beautifully renovated home has been finished to an impeccable specification, making it an ideal choice for discerning families.

Upon entering, you are welcomed by two elegant reception rooms, providing generous space for both relaxing and entertaining. The thoughtfully designed layout flows effortlessly throughout, creating a warm yet sophisticated atmosphere. The property offers four well-proportioned bedrooms, each filled with natural light and designed to provide a peaceful retreat.

The home has been comprehensively renovated throughout, benefiting from a brand-new heating system, complete rewiring, newly installed energy-efficient windows, full insulation, and Velux windows to the landing. The luxurious main bathroom features a premium Burlington suite, while the second bathroom is finished to an equally high contemporary standard.

Finished to an exceptional standard throughout, this is a home where every detail has been carefully considered. Beautifully presented and ready to move into, it offers the perfect blend of character, quality, and contemporary family living.

Combining generous living space with high-quality upgrades and an enviable location, this impressive four-bedroom family home is sure to appeal to a wide range of buyers. Beautifully presented throughout and ready to be enjoyed from day one, it offers an outstanding opportunity not to be missed. Early viewing is strongly advised.



21 Oaks Crescent, Chapel Ash



Total Area: 205.3 m<sup>2</sup> ... 2210 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS (PLANS DRAWN BY JOE W PHOTOGRAPHY CO. UK)



EPC

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>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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**ROYSTON & LUND**