

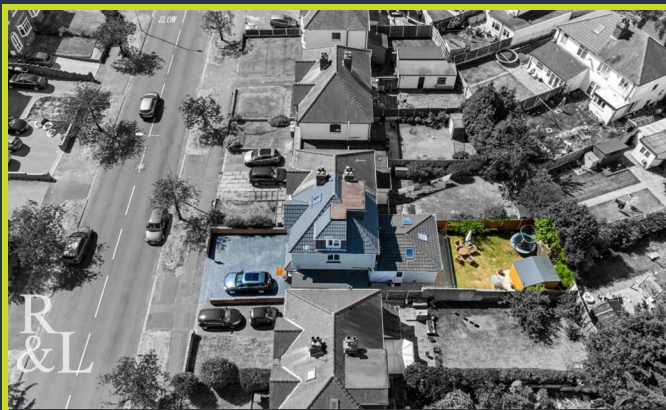


80 Oxbarn Avenue

Bradmore | WV3 7HG | Offers In Excess Of £350,000

ROYSTON
& LUND

- FANTASTIC FAMILY RESIDENCE OVER THREE FLOORS
- TWO RECEPTION ROOMS
- MODERN INTEGRATED KITCHEN DINER
- DOWNSTAIRS SHOWER ROOM & SEPRATE wc
- EXCELLENT LOCATION
- FOUR BEDROOMS
- EXTENDED TO THE REAR
- MODERN UTILITY ROOM
- CONCRETE PRINT OFF STREET PARKING
- EXCELLENT SCHOOL CATCHMENT AREA





NO UPWARD CHAIN

Situated in the desirable area of Oxbarn Avenue, Bradmore, Wolverhampton, this fully modernised house presents an exceptional opportunity for families and professionals alike. With four spacious bedrooms, this property offers ample room for comfortable living. The two well-appointed reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The heart of the home is undoubtedly the stylish kitchen diner, which has been thoughtfully designed to create a welcoming atmosphere for both cooking and dining. The extension to the rear enhances the living space, allowing for a bright and airy environment that is perfect for modern living.

With two bathrooms, this property ensures convenience for all residents, making morning routines and family life much easier. The excellent location further adds to the appeal, providing easy access to local amenities, schools, and transport links.

This house is a must-view for anyone seeking a blend of contemporary style and practical living in a sought-after neighbourhood. Don't miss the chance to make this stunning property your new home.





Total Area: 136.3 m² ... 1467 ft²

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 JOEWPHTOGRAPHY.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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