



R
&L

21 Oaks Crescent

| WV3 9SA | Offers In The Region Of £475,000

ROYSTON
& LUND

- STUNNING VICTORIAN FAMILY RESIDENCE
- COMPLETED TO A HIGH SPECIFICATION
- TWO LARGE RECEPTION ROOMS
- SITUATED UPON LARGE GROUNDS
- FRONT & REAR GARDENS
- COMPLETELY RENNOVATED THROUGHOUT
- FOUR DOUBLE BEDROOMS MASTER with ENSUITE
- MODERN BREAKFAST KITCHEN
- FAMILY BATHROOM & ENSUITE BOASTING 'BURLINGTON' FIXTURE & FITTINGS
- 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 also finished to a high contemporary standard - incorporating Burlington suite.

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. Internal inspection are highly recommended.



21 Oaks Crescent, Chapel Ash



Total Area: 205.3 m² ... 2210 ft²
INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES AND APPROXIMATE TOTAL SIZE (NO GARAGE/STORAGE AREAS
PLANS DRAWN BY JOEWHOTOGRAHY.CO.UK)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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 (CO ₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

ROYSTON
& LUND