

Connells

Crossland Crescent
Claregate Wolverhampton

Crossland Crescent
Claregate Wolverhampton WV6 9LG

for sale offers in the region of
£265,000







Property Description

Connells Wolverhampton is delighted to bring to the market this well presented and spacious family home in the popular area of Claregate, well located to local amenities, transport links and schooling alike this property promises to be the ideal choice for growing families.

Internally the property comprises of an entrance hall, open plan lounge and second reception room, conservatory, modern fitted kitchen, downstairs wc and study/ fourth bedroom. On the first floor there are three well proportioned bedrooms, two of which boast fitted wardrobes and a family bathroom.

Externally the property continues to impress with a block paved driveway to front and generously sized enclosed rear garden perfect for entertaining friends and family.

Viewing is highly recommended to appreciate the accommodation on offer.

Loctation And Area

Set to the north west of Wolverhampton City Centre in the Claregate area with numerous local schools and fantastic local shopping in Tettenhall Village. M54, adjoining M6 motorways and i54 commercial development are only a short drive away.

Entrance Hall

Double glazed door to front, stairs to first floor landing, radiator, understairs storage cupboard.

Lounge

14' 1" x 9' 6" (4.29m x 2.90m)

Double glazed window to front, radiator, electric fire place within a feature media wall.

Second Reception Area

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed sliding doors to rear giving access to the conservatory, open to lounge, radiator, gas fire.

Conservatory

12' 6" x 9' 10" (3.81m x 3.00m)

UPVC double glazing with double glazed patio doors.

Kitchen

15' 9" x 9' 2" (4.80m x 2.79m)

Two double glazed windows to rear, range of modern wall and base units with work surfaces above, sink drainer, gas oven, gas hob, plumbing for appliances, ceiling spotlights, tiled floor and double glazed door to rear giving access to the garden.

Study/ Bedroom Four

15' 1" x 9' 10" (4.60m x 3.00m)

Double glazed window to front, radiator, access to wc.

Wc

Wc, tiled walls.

First Floor Landing

Double glazed window to side, access to various rooms.

Bedroom One

14' 1" x 9' 10" (4.29m x 3.00m)

Double glazed window to front, radiator, fitted wardrobe.

Bedroom Two

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom Three

8' 6" x 7' 10" (2.59m x 2.39m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, wc, wash hand basin, bath with mixer taps with shower head above, tiled walls.

Outside Front

Generous block paved driveway

Outside Rear

Ample rear garden, patio, lawned area.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



















Total floor area 122.0 m² (1,314 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336423

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.