

Connells

Westport Crescent
Wolverhampton

Westport Crescent
Wolverhampton WV11 3JP

for sale offers in the region of
£245,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this chain free and deceptively spacious and attractive three bedroom semi-detached property in a popular residential location. Benefiting from no onward chain this property should be viewed in order to fully understand and appreciate.

Internally the property comprises of an entrance hall, large family living room, large entertainment style kitchen diner, tandem double length garage to side, three well proportioned bedrooms, family shower room.

Externally there is a driveway to front and an enclosed rear garden.

Location And Area

Situated on the ever popular Lyndale Park estate which offers fantastic commuting access to Wednesfield and Bentley Bridge retails park. There are also a selection of local schools nearby along with bus routes to Wolverhampton & Wednesfield.

Entrance Hall

Double glazed door to side, stairs access, door to lounge, door to kitchen.

Lounge

11' x 17' 11" (3.35m x 5.46m)

Double glazed bay window to front, double glazed window to side, gas fire, radiator, door to entrance hall.

Entertainment Kitchen Diner

17' 1" x 13' 2" max (5.21m x 4.01m max)

Double glazed window to rear, double glazed sliding door to rear garden, double glazed door to garage. In the kitchen area there is a range of wall and base units with an inset sink, space for various appliances, space for a dining table, radiator, door to entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom One

10' 10" x 9' 11" (3.30m x 3.02m)

Fitted wardrobes, double glazed windows to side, double glazed window to front, radiator, door to storage cupboard, door to landing.

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to rear, storage cupboard, radiator,, door to landing.

Bedroom Three

8' x 6' (2.44m x 1.83m)

Double glazed window to front, radiator, door to landing.

Shower Room

Shower in a cubicle, low flush toilet, pedestal sink, double glazed window to rear, door to landing.

Garage

31' 3" x 7' 9" (9.53m x 2.36m)

Window to rear, double glazed door to side, double doors to front.

Outside Front

Large driveway to front with off road parking, rockery style frontage.

Outside Rear

Good sized enclosed rear garden, surrounded by a range of panelled fencing mostly slabbed with gravel garden areas.

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 90.9 m² (978 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

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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335769

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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.