WORTHINGTON ESTATES

64, Leybourne Crescent
Wolverhampton, Staffordshire WV9 5QL

Offers in the region of £275,000

A well-presented three/four bedroom detached family home with a spacious living room leading into a modern open-plan kitchen/diner, complete with a range of integrated appliances, together with a useful ground-floor W.C. Sliding doors from the dining area lead into the conservatory, overlooking the rear garden and providing a useful additional living area.

To the first floor are four bedrooms, comprising two doubles, a single bedroom and a fourth bedroom with fitted wardrobes, ideally suited for use as a home office or dressing room. The family bathroom completes the first-floor accommodation.

To the front and side of the property is a block-paved driveway providing off-road parking for up to five vehicles, extending beneath a canopy and leading to the detached garage. Gated access leads to the enclosed rear garden, which is laid to lawn.

Leybourne Crescent is conveniently positioned within the popular Pendeford area, offering easy access to a range of local shops, schools and everyday amenities. Wolverhampton City Centre, i54 Business Park and Jaguar Land Rover are readily accessible, together with the M54 and M6 motorway networks, making this an excellent location for commuters.

For those who enjoy the outdoors, the Staffordshire and Worcestershire Canal towpath provides pleasant walking and cycling routes, together with nearby green spaces and countryside walks. Pendeford Mill Nature Reserve is also within easy reach.

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ENTRANCE HALL

Featuring laminate flooring and a radiator, with doors leading to the ground-floor W.C. and living room.

GUEST W.C.

5'9" x 3'3" (1.77 x 1.01)

Featuring laminate flooring, an obscure glazed window to the front elevation, ladder-style radiator, concealed-cistern W.C. and a vanity unit with inset wash basin.

LIVING ROOM

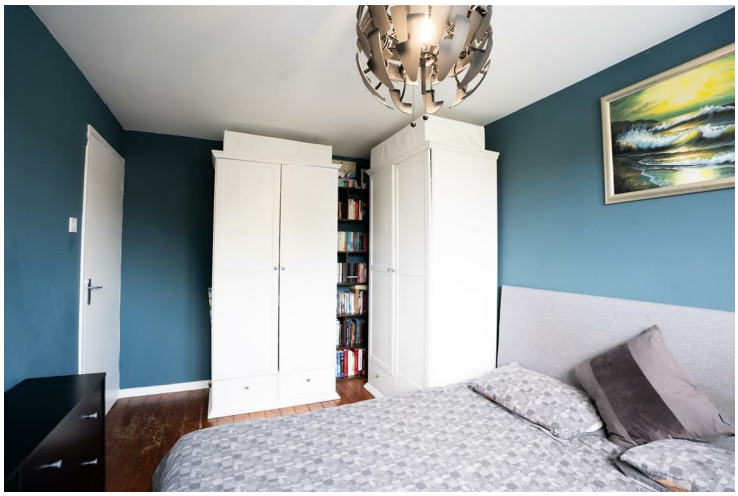
17'6" x 12'0" (5.34 x 3.66)

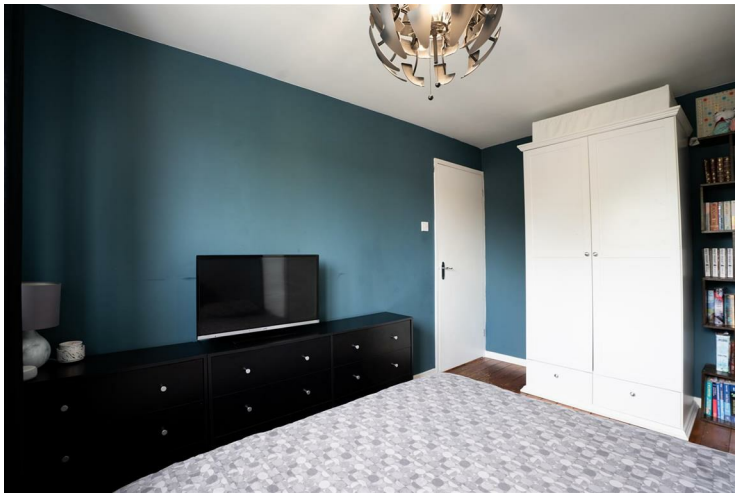
Featuring laminate flooring, a radiator, gas fire and bay window to the front elevation.

KITCHEN/DINER

14'10" x 11'8" (4.54 x 3.56)

A modern kitchen/diner featuring tiled flooring, radiator, a range of wall and base units with quartz-effect laminate worktops and a breakfast bar with seating. Integrated appliances include a fridge, dishwasher, gas oven and electric hob with extractor hood over. There is also space and plumbing for a washing machine, ample space for a dining table and useful under-stairs storage. A window overlooks the rear elevation, with a door onto the driveway and sliding doors leading into the conservatory.





LANDING

Featuring carpeted flooring, an airing cupboard, obscure glazed window to the side and loft access.

PRINCIPAL BEDROOM

12'3" x 8'11" (3.75 x 2.73)

Featuring wood flooring, a radiator and windows to the rear elevation.

BEDROOM TWO

11'5" x 8'11" (3.50 x 2.73)

A good-sized second double bedroom featuring carpeted flooring, a radiator and windows to the front elevation.

BEDROOM THREE
9'2" x 5'11" (2.80 x 1.81)

Ideal as a child's bedroom, featuring carpeted flooring, a radiator and a window to the rear elevation.

BEDROOM 4/DRESSING ROOM/STUDY
8'7" x 5'11" (2.62 x 1.81)

Featuring wood flooring, a radiator, fitted wardrobes with sliding doors and a window to the front elevation.

FAMILY BATHROOM
8'11" x 5'4" (2.73 x 1.65)

Featuring fully tiled walls and tiled flooring, a chrome heated towel rail, panelled bath, corner shower enclosure and a vanity unit incorporating the W.C. and wash basin, with an additional vanity unit above. Obscure glazed windows are positioned to the side elevation.

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CONSERVATORY
12'3" x 8'2" (3.75 x 2.51)

Featuring tiled flooring with underfloor heating and glazing to three aspects.

REAR

Featuring stocked borders, a garden shed and external power sockets.

GARAGE
18'1" x 8'2" (5.52 x 2.50)
Featuring a window to the rear, electricity and lighting.

TENURE
Freehold.

COUNCIL TAX BAND - C
Wolverhampton City Council.

VIEWING
By arrangement through Worthington Estates Codsall office (01902) 847 358.

FREE MARKET APPRAISAL
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

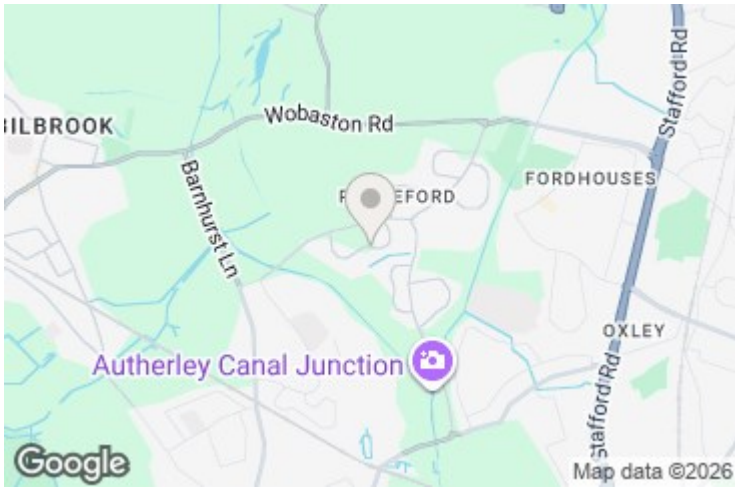
FIXTURES AND FITTINGS
Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale.

POSSESSION
Vacant possession will be given on completion.

SERVICES
We are informed by the vendor that all mains services are connected.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.



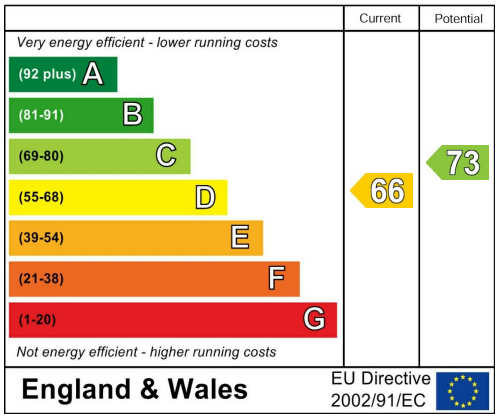
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Energy Efficiency Rating



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The Property Ombudsman