



74 The Crescent, Wolverhampton, WV6 8LD

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A traditional three bedroom semi detached property in a sought after residential location which would benefit from a scheme of modernisation.

LOCATION

The Crescent is conveniently situated within easy distance of Tettenhall Village, Tettenhall Wood, Compton and the open spaces of Upper Green. The area is well served by a variety of amenities including educational, recreational and a range of local shops. There is regular public transport to Wolverhampton City Centre. The area is well served by schooling in both sectors with close proximity to Tettenhall College and Christchurch Junior and Infants School.

DESCRIPTION

74 The Crescent is a traditional three bedroom semi detached. The property benefits from the addition of a conservatory / lean to, double glazing, gas central heating and a drive.

The property has been rented out for a number of years and would now benefit from a scheme of modernisation affording buyers the opportunity to make it "their own".

ACCOMMODATION

A double glazed front door opens into the HALL with a UTILITY AREA under the stairs with wall mounted gas central heating boiler and plumbing for a washing machine. There is a through reception room with ample space for a LOUNGE area with a double glazed window to the front and a DINING ROOM area with a door to the kitchen and double glazed double doors open into the CONSERVATORY with wood laminate flooring, double glazed windows and door to the rear garden, wiring for wall lights and a radiator helping to make it useable all year round. The KITCHEN has a range of wall and base units with a roll top working surface, stainless steel sink with a double glazed window over, a four ring gas hob with filtration unit above, an integrated electric oven and space for an under counter fridge.

Stairs with wooden balustrading rise to the first floor landing with a double glazed window to the side and access to the loft. There are TWO DOUBLE BEDROOMS, one overlooking the front and one overlooking the rear. There is a THIRD GOOD SIZE BEDROOM and the BATHROOM has a panelled bath with shower over, WC, pedestal wash basin, heated ladder towel rail, tiled floor, part tiled walls and a double glazed window.

OUTSIDE

74 The Crescent sits behind a DRIVEWAY affording off road parking for two vehicles and there is a wrought iron side gate leading to the REAR GARDEN with a paved patio with shaped lawn beyond and a shed.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND B – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows medium risk.

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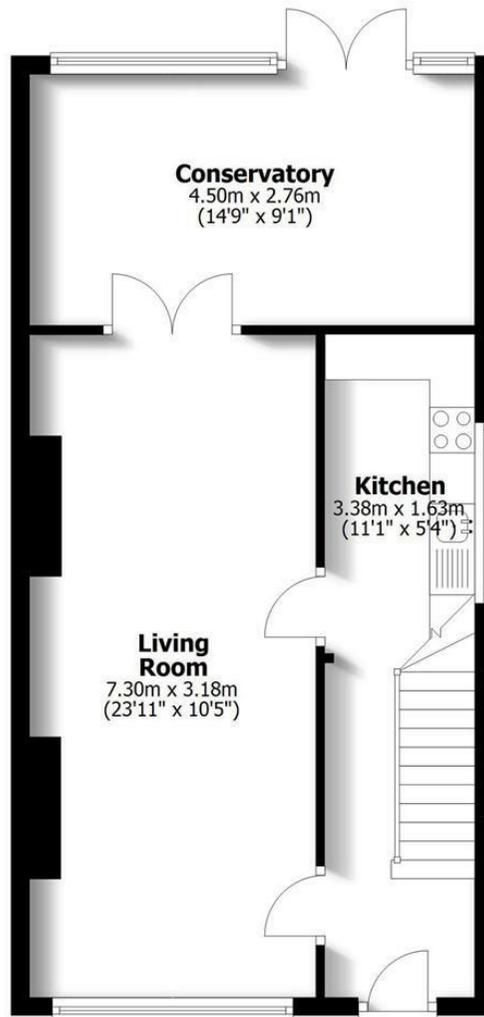
Offers Around
£249,950

EPC: D

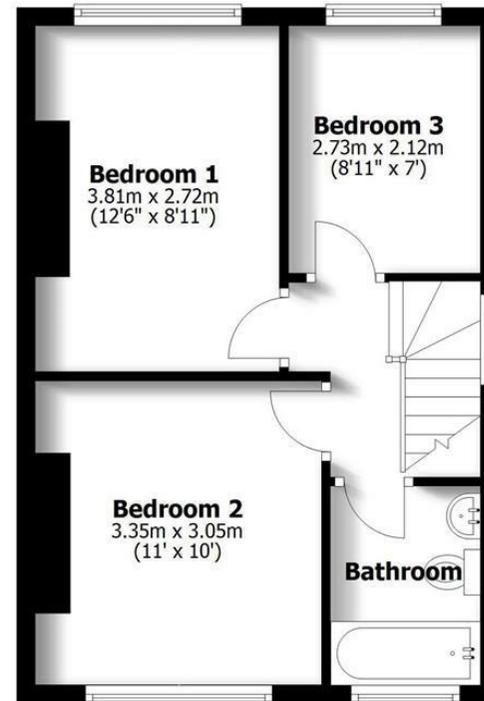
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**74 The Crescent
Wolverhampton**



Ground Floor



First Floor

TOTAL: 84.0sq.m. 905sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

