



3 Greenock Crescent

| WV4 6BH | Offers In The Region Of £265,000

**ROYSTON
& LUND**

- NO UPWARD CHAIN
- PRIME LOCATION ON THE ESTATE
- FAMILY BATHROOM & ENSUITE TO MASTER
- THREE STOREY TOWN HOUSE
- INTERNAL INSPECTIONS HIGHLY ADVISED
- SECURE GATED PARKING with TWO ALLOCATED SPACES
- FOUR/FIVE BEDROOMS
- ENCLOSED REAR GARDEN
- VERSATILE & DECEPTIVELY SPACIOUS
- EXCELLENT TRANSPORT LINKS





A FOUR BEDROOM THREE STOREY MODERN TOWN HOUSE IN A POPULAR RESIDENTIAL LOCATION"

Comprising hall, downstairs wc, entertainment style kitchen diner, sitting room/potential Bed 5, large lounge, four bedrooms, en-suite & bathroom set over three floors, two allocated parking spaces to the rear accessed via private gates & good size rear garden.



Situated within a prime location on the estate, this family home is conveniently located for the A4123 Birmingham New Road which offers commuting links to the M5 & M6 motorways. Ideally positioned within the sought-after catchment area of Springvale Primary School, rated Outstanding by Ofsted—perfect for families prioritising exceptional education. Conveniently located just a 10-minute drive from Wolverhampton Train Station, offering fast connections for commuters and city travellers.

Annual Service Charge - £900 per annum

Internal Inspections are highly advised!



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		



INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS (PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND