



3 Greenock Crescent

| WV4 6BH | Offers In The Region Of £280,000

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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <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 JOEWPHTOGRAPHY.CO.UK)

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**ROYSTON & LUND**