



Sundour Crescent, Wednesfield, Wolverhampton

Offers In Region Of £230,000

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Sundour Crescent, Wednesfield, Wolverhampton

Lee Cooke Personal Estate Agents are offering for sale this pleasantly presented traditional semi-detached home, situated in a popular cul-de-sac on the edge of rural countryside. Externally, the property benefits from shared access leading to a large frontage with ample off-road parking, as well as a pleasant corner plot rear garden.

Internally, the accommodation comprises an entrance hall, a lounge with a separate sitting room/dining area, a fitted breakfast kitchen, three bedrooms, and a fitted family bathroom. The attic space may offer potential for conversion to a fourth bedroom, subject to the necessary permissions. This home is well-presented throughout and offers a versatile layout suitable for families.

Location & Area

The property is located on the popular Sundour Crescent, accessed via Belton Avenue offering convenient links to Cannock Road and the M54 and M6 motorways. Local amenities include popular shopping facilities and Wednesfield's Bentley Bridge Retail Park. The area also benefits from highly regarded schools, doctors, dentists, public houses, and eateries. For those who enjoy the outdoors, popular countryside walks are just a short distance away, combining convenience with a semi-rural lifestyle.





Entrance Hall

A welcoming entrance hall featuring a double-glazed composite door to the front. The hall has laminate flooring, part-panelled walls, doors leading to the lounge, sitting/dining room, and breakfast kitchen, and stairs rising to the first-floor landing.

Lounge – 10'7" into recess x 13'4" into bay

A bright lounge with a double-glazed bay window to the front, central heating radiator, and a feature oak mantel. Laminate flooring completes the space, which is accessed via the entrance hall.

Breakfast Kitchen – 15'7" x 5'5"

A fitted kitchen with a double-glazed composite door to the side and a rear-facing double-glazed window overlooking the garden. The kitchen includes a range of wall and base units with roll-top work surfaces and a breakfast bar, plumbing for a washing machine, gas hob with oven and extractor, 1½ drainer sink unit, and a wall-mounted combination boiler. Laminate flooring and a central heating radiator complete this practical and stylish space.





Sitting Room / Dining Room – 10'9" x 10'6"

This versatile room features double-glazed patio doors opening onto the rear garden, a central heating radiator, laminate flooring, a feature wall, and base unit storage. Access is from the entrance hall.

First-Floor Landing

Providing access to all bedrooms and the family bathroom, with loft access via a pull-down ladder. The loft may offer potential for conversion, subject to the relevant permissions.

Bedroom 1 – 14' into bay x 8'1" plus wardrobes

A spacious double bedroom with built-in wardrobes and storage, a double-glazed bow window to the front, and a central heating radiator. Access is via the first-floor landing.



Bedroom 2 – 11' x 10'9"

A second double bedroom with a rear-facing double-glazed window, central heating radiator, and door to the landing.

Bedroom 3 – 8'2" x 6'3"

A smaller bedroom featuring a front-facing double-glazed window, central heating radiator, and door to the landing.

Family Bathroom

A fitted family bathroom with a rear-facing double-glazed window, walk-in shower area, wash basin set in a vanity unit, low-flush toilet, heated towel rail, ceiling spotlights, and fitted storage.



External Areas

The property sits on a large corner plot with a shared entrance leading to ample off-road parking at the front. The rear garden includes a gate providing front access, a lawned area, a large storage shed/workshop, a brick-built wall, stepping stones, and a slate patio area. The rear may offer potential for a substantial extension, subject to relevant permissions.

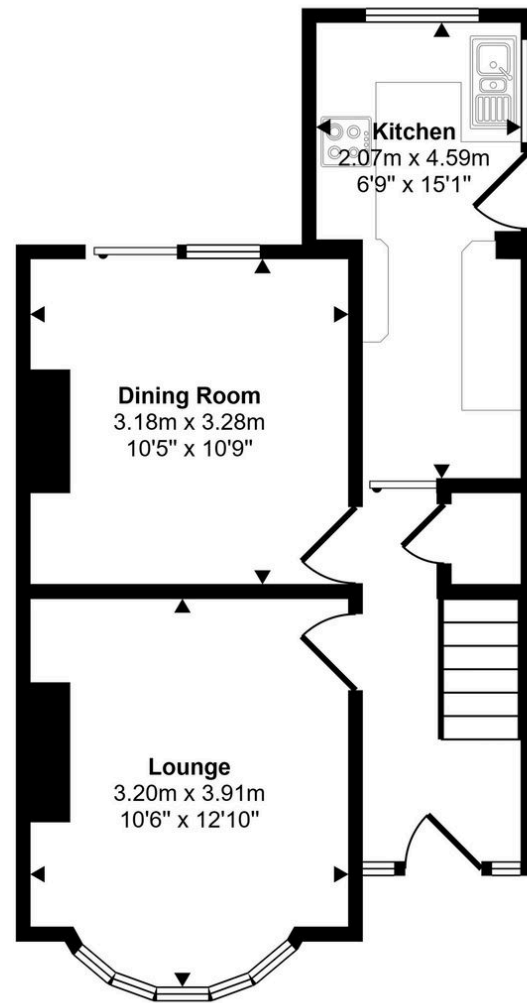
Agent Notes

Lee Cooke Personal Estate Agents highly recommend an internal inspection to fully appreciate the condition, space, and potential this traditional semi-detached home offers.

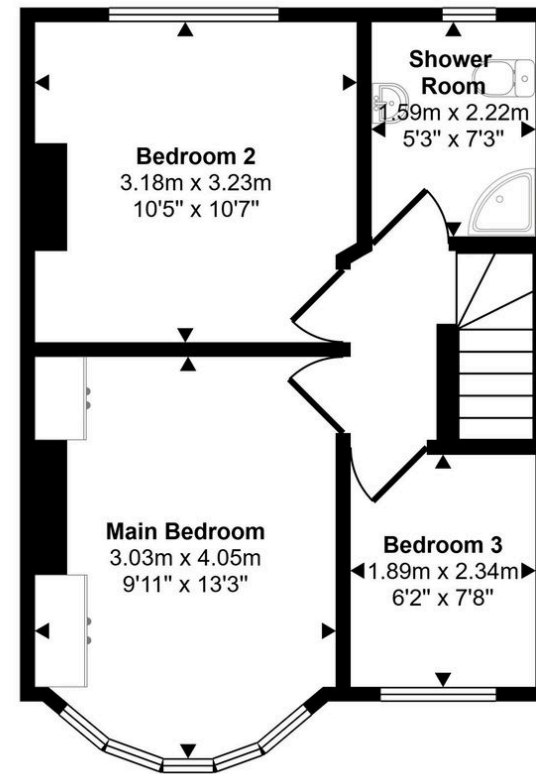




Approx Gross Internal Area
73 sq m / 785 sq ft



Ground Floor
Approx 38 sq m / 409 sq ft



First Floor
Approx 35 sq m / 375 sq ft