



**Connells**

Crossland Crescent  
Claregate Wolverhampton



# Crossland Crescent Claregate Wolverhampton WV6 9JY

for sale offers in the region of  
**£215,000**



## Property Description

The award winning Connells Wolverhampton branch are proud to welcome Crossland Crescent to the market. A traditional three-bedroom semi-detached family home situated in the popular Claregate area. This home is being offered with no onward chain and requires modernisation, making it an ideal choice for those looking to put their own stamp on a home.

Upon entering, you're greeted by a porch leading to an entrance hallway. The ground floor features a spacious through lounge/dining room, a kitchen, a veranda/utility area, and access to the garage. Heading upstairs, you will find three bedrooms and a convenient wet room.

Outside, the property boasts off-road parking and a front lawn, while the well-maintained rear garden provides a lovely outdoor space for the family and entertaining guests.

Situated in a popular area, this family home is within walking distance of Claregate primary school, local shops, and amenities. Its convenient location also offers easy access to the M54, i54 business park, and Wolverhampton city centre, making it perfect for families and commuters alike.

Don't miss out on the opportunity to view Crossland Crescent. Contact the Connells Wolverhampton branch today to book your viewing and discover the potential this property holds.

## Location And Area

Set to the north west of Wolverhampton City Centre in the Claregate area with numerous local schools and fantastic local shopping in Tettenhall Village. M54, adjoining M6 motorways and i54 commercial development are only a short drive away.

## Approach

Set back from the road side behind a driveway and front lawn leading to the main accommodation and garage.

## Entrance Porch

Door to the entrance hallway.

## Entrance Hallway

Radiator, stairs rising to the first floor, ceiling light point, storage cupboard with lighting and window to the side, doors leading to the through lounge and kitchen.

## Lounge

13' max x 9' 11" max ( 3.96m max x 3.02m max )

Double glazed window to the front, ceiling light point, radiator, door to the entrance hallway and open plan with the dining room.

## Dining Room

11' 11" max x 9' 11" max ( 3.63m max x 3.02m max )

Double glazed sliding door to the rear garden, ceiling light point, radiator, door to the entrance hallway and open plan with the lounge.



## Kitchen

8' x 7' ( 2.44m x 2.13m )

An array of wall and base units with stainless steel sink and drainer with taps, gas and electric cooker points, ceiling light point, extractor fan, double glazed window to the rear and doors to the entrance hallway and Veranda/utility.

## Veranda/Utility

Ceiling light point, storage cupboard and doors to the garage, garden and kitchen.

## First Floor Landing

Double glazed window to the side, loft access, ceiling light point and doors to all bedrooms and wet room.

## Bedroom One

13' 10" max x 9' 11" max ( 4.22m max x 3.02m max )

Double glazed window to the front, radiator and ceiling light point.

## Bedroom Two

11' 11" x 8' ( 3.63m x 2.44m )

Double glazed window to the front, radiator, ceiling light point and built-in wardrobes

## Bedroom Three

7' 11" x 8' ( 2.41m x 2.44m )

Double glazed window to the rear, radiator and ceiling light point.

## Wet Room

Wet room with shower over, low flush WC, wash hand basin, tiled walls, extractor fan, ceiling light point, wall mounted boiler, wall mounted electric heater, radiator and a double glazed window to the front.

## Garage

14' x 6' ( 4.27m x 1.83m )

Up and over garage door, ceiling light point and door to the Veranda/utility.

## Outside Rear

Paved patio with lawn and central path, flower borders, walling to side and timber shed.



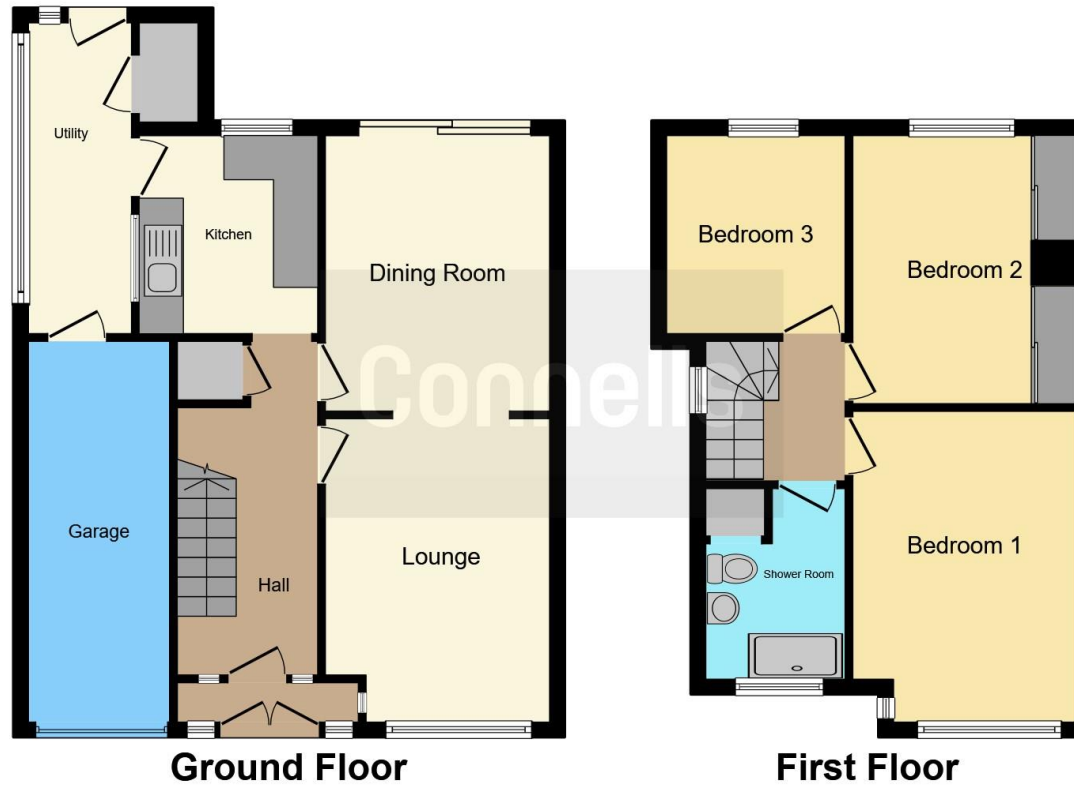












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

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Tenure: Freehold



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