



**6 CROWTHER ROAD, NEWBRIDGE**  
WOLVERHAMPTON, WV6 0JA

**OFFERS IN THE REGION OF £185,000**

**FREEHOLD**

NO CHAIN - Three bedroom semi-detached home in a popular location, convenient for renowned local schools and public transport into the city centre. Requiring some general updating, the accommodation includes hallway, spacious living room, dining kitchen, three bedrooms and bathroom. There is a driveway, car port and garage providing off road parking and a lawned garden to the rear.



# 6 CROWTHER ROAD

- NO CHAIN • THREE BEDROOMS • SPACIOUS LIVING ROOM • DINING KITCHEN • CAR PORT AND GARAGE • RENOWNED SCHOOLS NEARBY • CONVENIENT FOR ACCESS TO CITY CENTRE



## APPROACH

The property is approached via a driveway providing off road parking for several vehicles and continues along the side of the house to a car port and garage.

## ENTRANCE PORCH

## ENTRANCE HALL

Radiator, staircase to the 1st floor and door to the living room.

## LIVING ROOM

17'4" x 11'3" max

Window to the front, radiator, doorway to the dining kitchen.

## DINING KITCHEN

14'8" x 8'6"

Two windows to the rear, radiator, fitted cupboards with work surfaces above incorporating a sink and drainer unit. Doorway to the side driveway.

## FIRST FLOOR LANDING

## BEDROOM ONE

13'8" x 8'1"

Window to the front and radiator.

## BEDROOM TWO

9'11" x 8'2"

Window to the rear and radiator.

## BEDROOM THREE

10'0" x 6'2"

Window to the front and radiator.

## REAR GARDEN

To the rear of the property is a paved patio area with lawned garden beyond.

## GARAGE

21'1" x 9'8"

Double doors to the front and doorway to the garden.

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## SERVICES

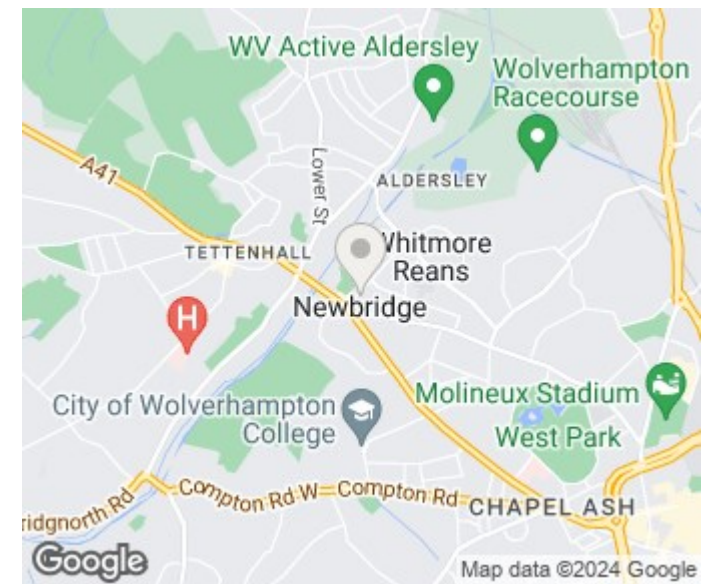
The agent understands that mains gas, electricity, water and drainage are available.

## TENURE

The property is freehold.

# 6 CROWTHER ROAD





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements