



75 MILLDALE CRESCENT
WOLVERHAMPTON, WV10 6LR

OFFERS IN THE REGION OF £299,950
FREEHOLD

Three bedroom detached home situated in an extremely popular location with a range of amenities nearby including schools, shops, public transport and access to both the I54 and M54 motorway network. Immaculately presented throughout, the property offers spacious accommodation comprising entrance porch, hallway, separate living and dining rooms, further reception room/office, kitchen, utility, ground floor w.c, three double bedrooms, family bathroom and a pleasant enclosed garden to the rear. Driveway to the front provides off road parking.



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- Detached Family Home • Three Double Bedrooms • Separate Living & Dining Rooms • Further Reception Room/Office • Enclosed Garden To The Rear • Driveway Providing Ample Off Road Parking • Extremely Popular Location • Easy Access to I54 & M54

APPROACH

The property is approached via a block paved driveway providing off road parking for several vehicles. A side gate provides access to the rear and a part glazed door provides access to the porch.

ENTRANCE PORCH

Double glazed obscure window to the side and doors to the hallway and office/reception room.

HALLWAY

Radiator, staircase to the first floor landing and doors to the living room and kitchen.

LIVING ROOM

Double glazed window to the front, radiator and feature fireplace with marble effect back and hearth.

DINING ROOM

Double glazed window to the rear and radiator.

KITCHEN

Double glazed window to the rear, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring

hob above, plumbing for a washing machine, integral dishwasher and space for a fridge freezer. Door to the utility room.

UTILITY

Double glazed to the side and rear, radiator. fitted counter top work surface and space for various household appliances. Doors provide access to the ground floor w.c, side passage and rear garden.

OFFICE/RECEPTION ROOM

Versatile room with double glazed windows to the front and side, and a built in storage cupboard.

GROUND FLOOR W.C

Low level w.c and wash hand basin.

FIRST FLOOR LANDING

Double glazed obscure window to the side, loft access hatch and doors to:

BEDROOM ONE

Double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the rear and radiator.



BEDROOM THREE

Double glazed window to the front, radiator and built in storage cupboard.

FAMILY BATHROOM

Double glazed obscure window to the side, part tiled walls, ceiling down lighters, airing cupboard and suite comprising close coupled w.c, pedestal wash hand basin and paneled P-shaped bath.

REAR GARDEN

To the rear of the property is a well maintained split level garden with a paved patio area and lawn beyond with mature shrub borders. A side gate provides access to the front.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

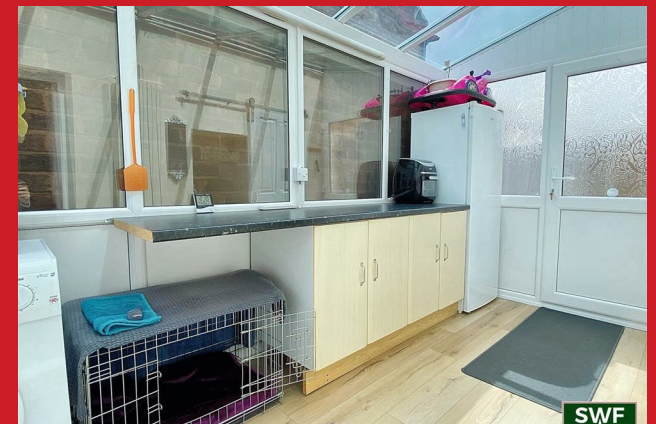
SERVICES

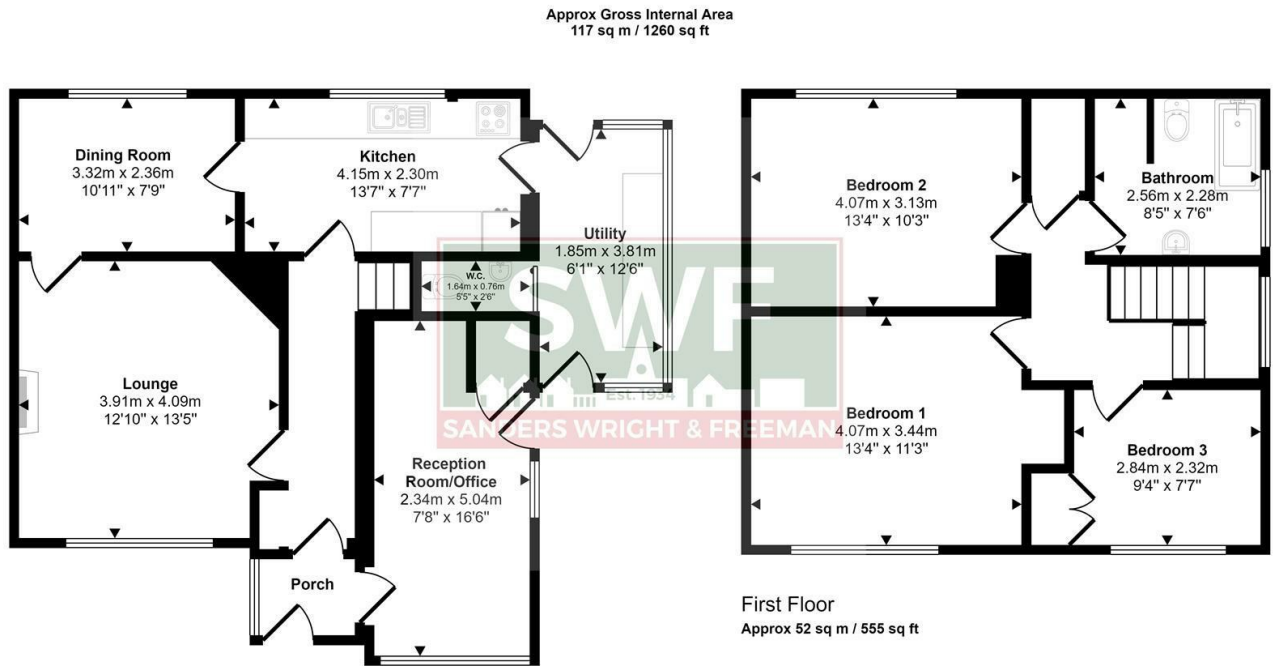
The agent understands that mains gas, electricity, water and drainage are available.

TENURE Freehold

The property is freehold.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

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