



29 DUDLEY CRESCENT WOLVERHAMPTON, WV11 3BY

OFFERS IN THE REGION OF £190,000
FREEHOLD

Spacious three bedroom end of terrace home available with NO ONWARD CHAIN. Whilst the property would benefit from a scheme of general internal updating it occupies a generous corner plot and offers well proportioned accommodation including hallway, through living room, dining kitchen, utility/store, three bedrooms, bathroom and w.c. Well located for local schools, shops and public transport.



SANDERS WRIGHT & FREEMAN

29 DUDLEY CRESCENT

- NO CHAIN • THREE BEDROOMS • GENEROUS CORNER PLOT • DRIVEWAY • DINING KITCHEN • THROUGH LOUNGE • GOOD SIZE REAR GARDEN • SHOPS, SCHOOLS AND PUBLIC TRANSPORT NEARBY



APPROACH

The property is approached via a block paved driveway providing off road parking.

ENTRANCE PORCH

HALLWAY

Radiator, staircase to the 1st floor landing, useful under stairs cupboard.

LIVING ROOM

17'10" x 9'10"

Double-glazed window to the front, sliding patio door to the rear garden, radiator and feature fireplace.

DINING KITCHEN

15'4" x 8'8"

Double-glazed window to the rear, radiator, fitted breakfast bar and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit. There is a useful pantry, and a door to the side lobby.

SIDE LOBBY

Doors to the side passage, store cupboard and utility.

UTILITY/STORE

Window to the side, fitter counter top work surface.

FIRST FLOOR LANDING

Loft access hatch.

BEDROOM ONE

13'5" x 10'8"

Two double-glazed windows to the front, radiator.

BEDROOM TWO

12'0" x 8'11"

Double-glazed window to the front, radiator.

BEDROOM THREE

10'3" x 7'0"

Two double-glazed windows to the rear, radiator.

BATHROOM

Double-glazed obscure window to the rear, radiator, panelled bath and wash hand basin.

SEPARATE W.C.

Double-glazed obscure window to the rear, low-level w.c.

REAR GARDEN

To the rear of the property is a good size enclosed garden with decked patio and lawned areas. A gated side passage provides access to the front.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

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

TENURE Freehold

The property is freehold.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(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	



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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