



108 HIMLEY CRESCENT WOLVERHAMPTON, WV4 5BY

OFFERS IN THE REGION OF £325,000
FREEHOLD

Substantial three bedroom detached home situated in a highly sought after location in Goldthorn Park convenient for a range of amenities including schools, shops and access to public transport with the wider amenities of Wolverhampton City Centre, Blakenhall and Penn Village only a short drive away. The property offers both spacious and well maintained accommodation throughout comprising entrance porch, hallway, through living room, dining room, kitchen, utility, ground floor shower room, three bedrooms, family bathroom and an enclosed garden to the rear. A driveway to the front provides off road parking.



108 HIMLEY CRESCENT

- Three Bedroom Detached Home • Situated In An Extremely Popular Location • Close To A Range Of Amenities • Separate Living & Dining Rooms • Kitchen With Utility Room • Ground Floor Shower Room • Enclosed Garden To Rear • Driveway Providing Ample Off Road Parking



APPROACH

The property is approached via a tarmac driveway providing off road parking for multiple vehicles.

ENTRANCE PORCH

Door to the hallway.

HALLWAY

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

THROUGH LIVING ROOM

Double glazed bay window to the front, two radiators and feature fireplace with inset gas fire. A double glazed door opens out to the rear garden,

DINING ROOM

Double glazed window to the rear, radiator and an opening to the kitchen.

KITCHEN

Double glazed obscure window to the side, double glazed window to the rear, tiled floor, two radiators, ceiling down lighters and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above, integrated dishwasher and space for an American style fridge freezer. A door provides access to the side and an opening leads to the utility room.

UTILITY ROOM

Double glazed obscure window to the side, tiled floor and fitted counter top work surface incorporating a

stainless steel sink and drainer unit with mixer tap and plumbing for a washing machine below. Door to the ground floor shower room.

GROUND FLOOR SHOWER ROOM

Double glazed obscure window to the rear, radiator, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and wall mounted electric shower.

FIRST FLOOR LANDING

Window to the front, loft access hatch, radiator and doors to:

BEDROOM ONE

Double glazed bay window to the front and radiator.

BEDROOM TWO

Double glazed windows to the side and rear, radiator and a number of useful built in storage & airing cupboards.

BEDROOM THREE

Double glazed window to the rear and radiator.

FAMILY BATHROOM

Two double glazed obscure windows to the rear, radiator and suite comprising low level w.c, pedestal wash hand basin, panelled bath and corner shower enclosure.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden with paved patio area and steps leading down to

a lawn beyond. A side passageway provides access to the front.

COUNCIL TAX

Wolverhampton City Council - Tax Band D

TENURE Freehold

The property is freehold.

SERVICES

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

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

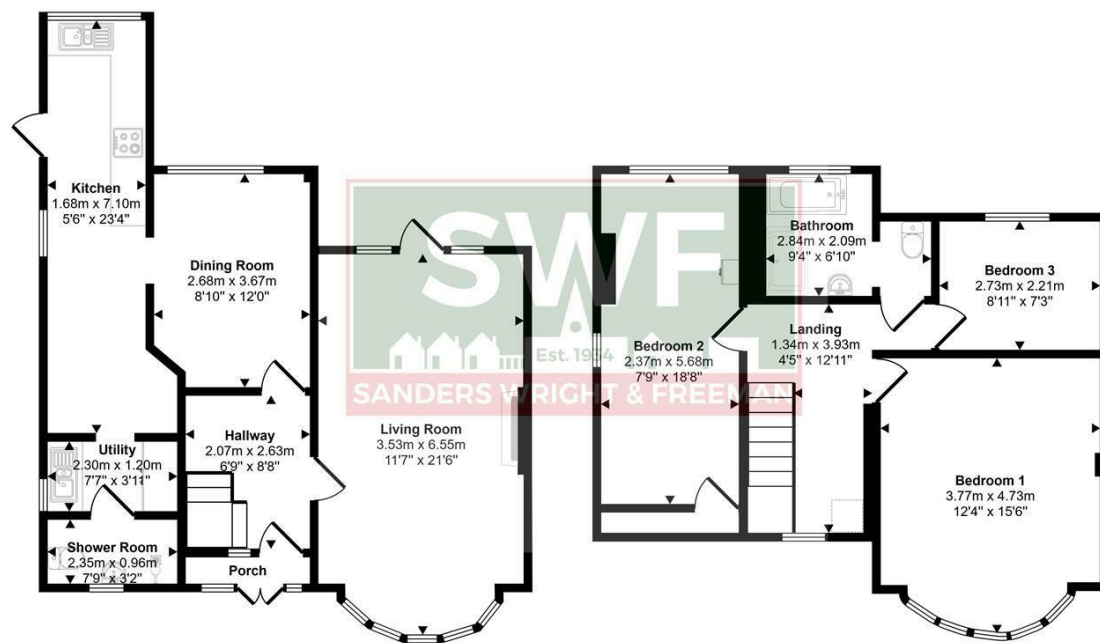
Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availibilty and speed

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Approx Gross Internal Area
114 sq m / 1224 sq ft



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		83
(69-80) C		
(55-68) D	57	
(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