

for sale

**£240,000** Freehold



## Wollaston Crescent Wolverhampton WV11 1NP

Introducing this deceptively spacious and well-proportioned three-bedroom semi-detached family home, tucked away in the sought-after Wollaston Crescent, Wednesfield.. A wonderful opportunity for first-time buyers, growing families or those looking to down-size without compromising on space.



# Property Details

## Garage 15' x 6' 8" ( 4.57m x 2.03m )

Excellent storage or workshop space, ideal for DIY enthusiasts or general storage.

## Hall 14' x 4' 7" ( 4.27m x 1.40m )

Welcoming porch area providing space for coats and shoes, with access to the hallway.

## Dining Room 23' 2" x 12' 1" ( 7.06m x 3.68m )

A superb open-plan living and dining space filled with natural light, featuring contemporary decor, a feature wall and plenty of room for both relaxation and entertainment. The dining area comfortably accommodates a family table, and the open layout creates a flow through the home.

## Kitchen 8' 2" x 15' ( 2.49m x 4.57m )

Stylish and well-appointed kitchen with a comprehensive range of wall and base units, integrated oven, gas hob with extractor over, and ample worktop space. Finished with tiled flooring and splashbacks, and benefiting from dual aspect windows providing a bright and airy atmosphere.

## Utility 4' 9" x 6' 8" ( 1.45m x 2.03m )

Convenient utility area with further storage, plumbing for appliances, and additional shelving-ideal for busy family life.

## Landing 5' 9" x 6' 5" ( 1.75m x 1.96m )

## Bedroom One 11' 4" x 8' 8" ( 3.45m x 2.64m )

Spacious double bedroom with neutral decor, built-in storage, and large window allowing plenty of natural light.

## Bedroom Two 10' 8" x 8' 8" ( 3.25m x 2.64m )

Another generous double bedroom with ample wardrobe space and a bright feel.

## Bedroom Three 8' 8" x 6' 5" ( 2.64m x 1.96m )

Perfect as a child's bedroom, guest room, or home office.

## Bathroom 7' 5" x 6' 5" ( 2.26m x 1.96m )

Bathroom comprising paneled bath with shower over, wash hand basin, and low-level WC. Finished with modern tiling and a rear-facing window.





To view this property please contact Paul Dubberley on

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**WILLENHALL WV13 2BG**

**Property Ref: PWI104249 - 0002**

**Tenure:Freehold EPC Rating: C**

**Council Tax Band: B**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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