



81 The Crescent, Tettenhall wood, Wolverhampton, WV6 8LB

**BERRIMAN**  
**EATON**

# 81 The Crescent, Tettenhall wood, Wolverhampton, WV6 8LB

A well presented two bedroom semi-detached property with a large garden for a property of this type situated in a sought-after residential location

## LOCATION

The Crescent is conveniently situated within easy distance of Tettenhall Village, Tettenhall Wood and Compton, and the open spaces of Upper Green. The area is well served by a variety of amenities including educational, recreational and a range of local shops. There is regular public transport to Wolverhampton City Centre. The area is well served by schooling in both sectors with close proximity to Tettenhall College and Christchurch Junior and Infants School.

## DESCRIPTION

81 The Crescent has been extended to the rear ground floor and offers a flowing reception room with sitting area, dining area and a galley kitchen. There is a separate lounge to the ground floor and two bedrooms and a bathroom to the first floor. The property benefits from double glazing, gas central heating, a driveway to the front and a large rear garden.

## ACCOMMODATION

A double glazed door opens into the HALL with wood laminate flooring and an understairs cloaks area housing the wall mounted boiler. The LOUNGE is currently being used as a gym and has wood laminate flooring, a feature Victorian fireplace and a double glazed walk in bay window to the front. The focal point of the ground floor is the kitchen / dining room / sitting room with the KITCHEN having a range of units with working surfaces over with mosaic tiled splash back and two double glazed windows, an integrated electric hob with a Bosch extractor fan over and a built in Bosch electric oven beneath, space for a washing machine, space for a slimline dishwasher, space for a fridge freezer, space for a tumble dryer, a stainless steel sink and drainer, a double glazed door to the rear garden and the DINING ROOM / SITTING ROOM has double glazed patio doors to the rear garden, integrated ceiling lighting to the dining room, a feature Victorian fireplace and wood laminate flooring throughout.

A staircase from the hall rises to the first floor landing with a double glazed oriel window to the side, wood laminate flooring and access to the part boarded loft via a loft ladder. BEDROOM ONE is a good size double room with two double glazed windows to the rear garden and wood laminate flooring. BEDROOM TWO is also double in size with a double glazed walk in bay window and wood laminate flooring and the BATHROOM has a P-shaped bath with shower over and shower screen, WC, wash basin with vanity cupboards beneath, a double glazed window, tiled floor and walls, heated ladder tower rail and a shaver point.

## OUTSIDE

81 The Crescent sits behind a DRIVEWAY laid in brick paviours with planted borders. There is gated side access to the long REAR GARDEN with a split level paved patio to the rear of the property with a shaped lawn beyond with planted and flowering beds and borders, a garden pond and a path leading through planted beds to the rear of the garden which would provide an ideal space for areas of kitchen garden, a play area or an area of further garden.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with limited access inside

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

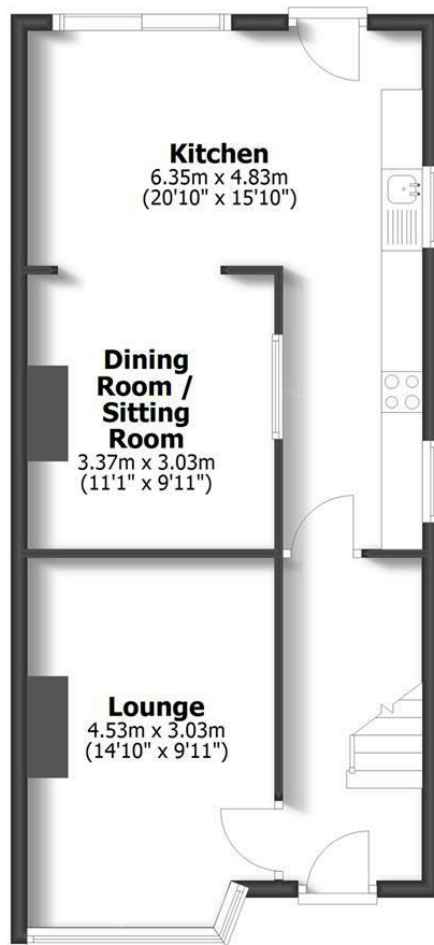
Offers Around  
£245,000

EPC:

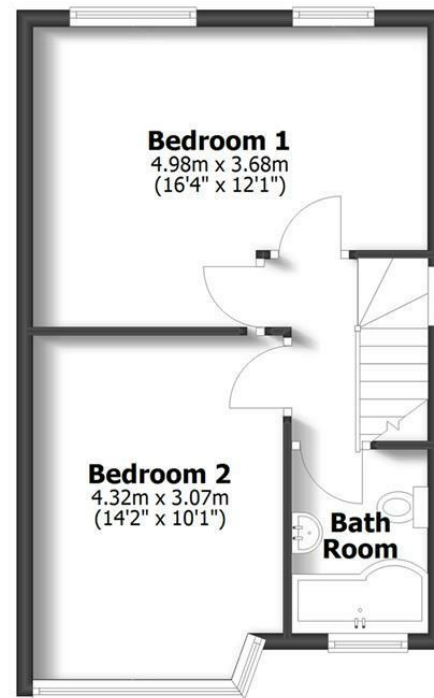
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**81 The Crescent**  
Tettenhall Wood



**Ground Floor**



**First Floor**

**TOTAL: 89.7sq.m. 966sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

