



*76 Crossland Crescent, Claregate*

**THOMAS HARVEY**  
ESTATE AGENTS



*A Unique Three Bedroom Two Bathroom Modern Detached Family House In A Very Popular Residential Area, Perfect For Buyers Requiring An Attractive Home, Ready To Just Move Into!*

**76 Crossland Crescent, Claregate, Wolverhampton, WV6 9JY**

**Asking Price: £289,950**

**Tenure: Freehold**

**Council Tax: Band C - Wolverhampton**

**EPC Rating: D (66)**

**Total Floor Area: 1152sq feet (107.0sq metres) Approx.**

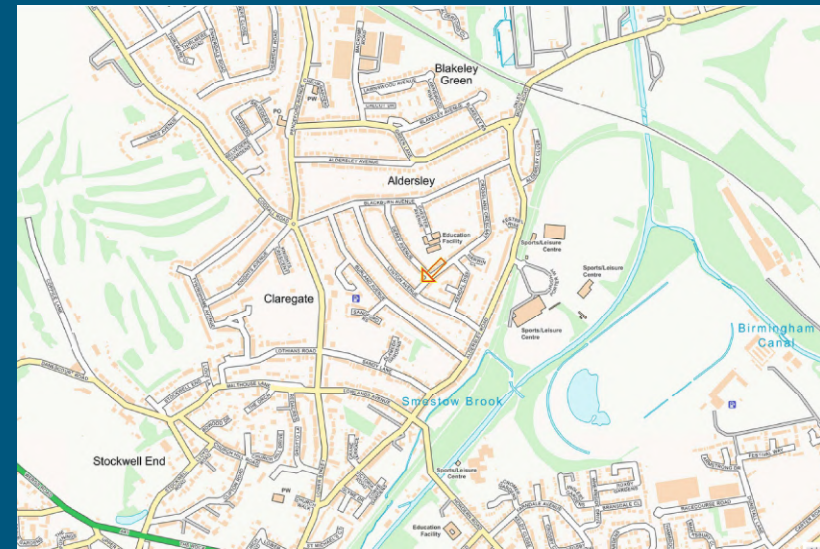
**Services: We are informed by the Vendors that all main services are installed**

Situated in a popular residential area just off Lynton Avenue and therefore most convenient for the majority of amenities, this individually designed detached house has been thoughtfully extended & refurbished in recent years to not only create a most attractive and contemporary interior, but incorporating a host of sought after features throughout! Undoubtedly, 76 Crossland Crescent is one of the finest examples of its type currently listed on the market.

Deceptive externally, viewing is essential to appreciate the well planned layout, which is freshly decorated all the way through and ideal for purchasers requiring a delightful family home, ready to just move into.

A approx. 1152sq feet, the versatile and spacious accommodation includes reception porch, entrance hall with staircase to first floor, two good size reception rooms and a charming 20ft long extended kitchen with double doors opening onto the garden. On the first floor there are three bedrooms with the master having a luxury ensuite shower room and the family bathroom also incorporates a well-appointed white suite with spa bath. At the front of the property is an enclosed paved driveway providing ample off road parking and the garage has been converted to now offer a most useful home office and separate sitting room/ play room which could of course be used for a multitude of purposes. The rear garden further compliments this desirable house being neatly landscaped to provide a pleasant setting whilst maintaining the maximum privacy and perfect for hosting summer garden parties.

Within walking distance of schools in both sectors, health clubs, local shops and both Codsall & Tettenhall centre are within easy reach, the city centre is less than 3 miles away making Crossland Crescent perfectly positioned for buyers requiring facilities close by. A first class property, the charming accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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**Porch:** Composite double glazed door with matching opaque side windows and wood flooring.  
**Entrance Hall:** Internal hardwood door with opaque stained glass effect glazed inserts, covered radiator, recessed ceiling spot lights, coved ceiling, wood parquet style flooring and staircase to first floor with storage cupboard below.

**Living Room:** 13'9" (4.20m) x 10'2" (3.10m)

Feature stone fire place & hearth with pebble effect electric fire, radiator, wood parquet style flooring and double glazed picture bay window to front.

**Dining Room:** 12ft (3.65m) x 10'2" (3.10m)

Radiator, coved ceiling, wood parquet style flooring and double glazed window to rear.

**Kitchen:** 20ft (6.10m) x 7'7" (2.30m)

Fitted with an extensive suite of high quality matching laminate units comprising stainless steel 1.5 drainer sink unit with chrome mixer tap, a range of base cupboards & drawers with matching worktops, suspended wall cupboards with under lighting, recess & gas point for double width Range style cooker & stainless steel extractor hood over, plumbing & recess for both washing machine & dishwasher, radiator, recessed ceiling spot lights, skylight, ceramic tiled flooring and PVC double glazed double doors lead to garden.

**First Floor Landing:** Recessed ceiling spot lights, coved ceiling and loft hatch with fitted attic ladder, power, lighting and mainly boarded.

**Bathroom:** 12ft (3.65m) x 6'2" (1.88m)

Fitted with a well-appointed white suite comprising corner spa bath, separate double shower enclosure with electric power shower, low level WC, vanity unit with storage and matching mirrored cabinet over with lighting, chrome heated towel rail, tiled walls, recessed ceiling spot lights, laminate flooring and double glazed opaque window to front.

**Bedroom One:** 13'9" (4.20m) x 10'2" (3.10m)

Built in mirrored wardrobes, radiator, coved ceiling and double glazed picture bay window to front.

**Ensuite:** 7'10" (2.40m) x 5'11" (1.80m)

Fitted with a luxury white suite comprising double shower with overhead chrome power shower head & spay, low level WC, vanity unit with mirrored cabinet over & lighting, part tiled walls, built in cupboard & shelf, laminate flooring and double glazed opaque window to front.

**Bedroom Two:** 12ft (3.65m) x 10'2" (3.10m)

Radiator, laminate flooring and double glazed window to rear.

**Bedroom Three:** 8'4" (2.55m) x 7'10" (2.40m)

Radiator and double glazed window to rear.

**Home Office:** 14'1" (4.30m) x 6'1" (1.85m)

Radiator, laminate flooring, built in meter cupboard and double glazed window to front with matching PVC door.

**Sitting/ Play Room:** 20ft (6.10m) x 4'5" (1.35m)

Radiator, laminate flooring and double glazed window to rear with matching PVC door.

**Garden:** Neatly landscaped to provide a pleasant outlook whilst maintaining the maximum privacy and comprises large paved patio with dwarf wall, shaped lawn with centre path leading to rear terrace, garden shed, a variety of shrubs & trees, surrounding fencing and external water supply & lighting.

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.



















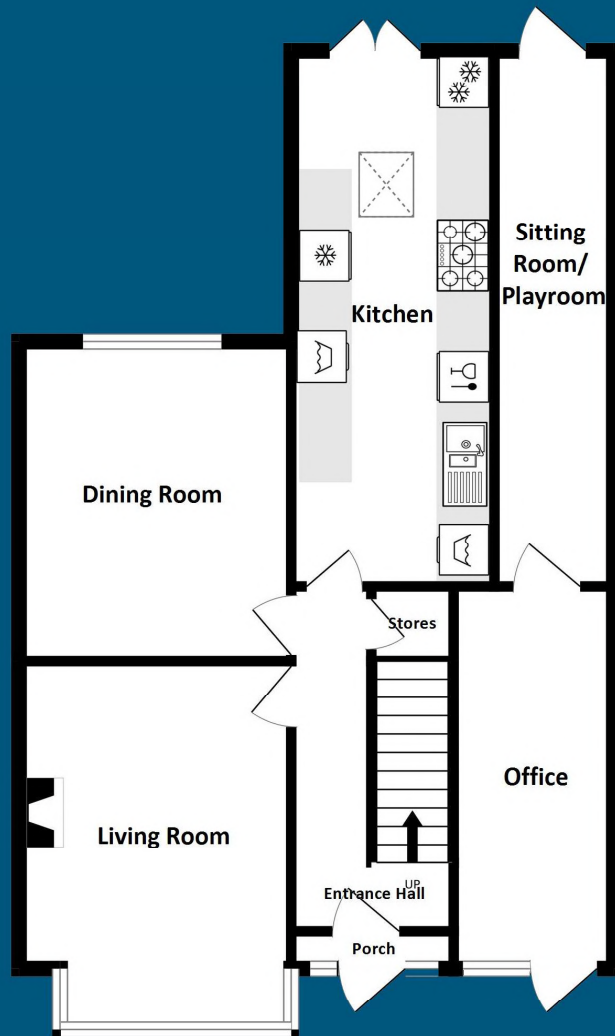








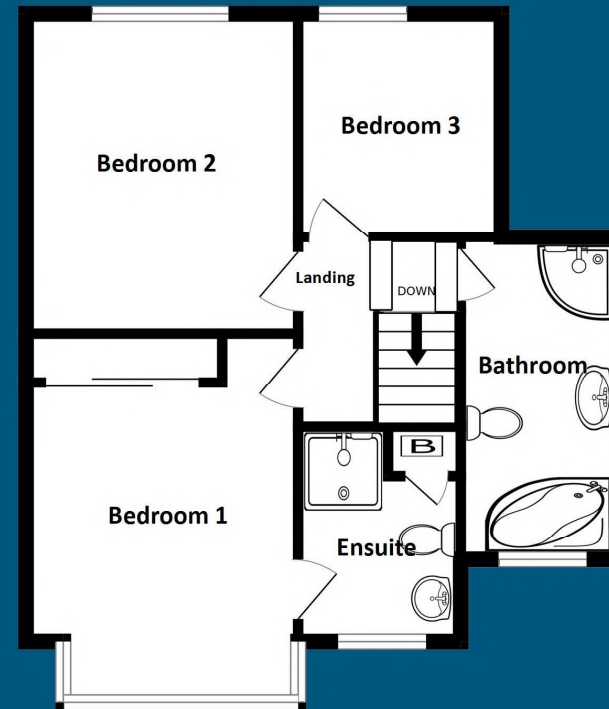




## Ground Floor

Approx. 667sq feet (62.0sq metres)

Total Floor Area: Approx. 1152sq feet  
(107.0sq metres)



## First Floor

Approx. 484sq feet (45.0sq metres)

**PROPERTY MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.**

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2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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