



Tynedale Crescent, Ettingshall Park
Wolverhampton, WV4 6RH

£365,000



This particularly impressive detached family home offers extremely well maintained and thoughtfully extended accommodation that simply must be seen to be fully appreciated. The property presents an exciting opportunity to extend and further enhance to the sides, subject to obtaining the relevant planning consents. Occupying a prominent corner position within a highly sought after residential area, the property is ideally located close to a wide range of local amenities including shops, schools and public transport services, making it perfect for modern family living.

The spacious home benefits from central heating, double glazing, a conservatory, off road parking and beautifully kept gardens to the front, side and rear. Well presented throughout and tastefully decorated, the accommodation begins with a double glazed entrance porch with sliding door leading into a welcoming reception hall, complete with a useful under stairs storage cupboard. To the front of the property is an elegant dining room featuring fire-place and a bay window, while the generous 22ft living room provides a superb family space with a coal effect gas fire set within a marble-style surround, hearth and fireplace. Sliding doors open directly onto the rear garden and French doors lead into the conservatory, which offers a pleasant and relaxing area overlooking the side garden. The breakfast area is a delightful space for everyday dining, with a door providing access to the garage and an archway leading into the stylish kitchen. The kitchen is fitted with decorative worktops, a stainless steel sink unit, a range of base units, built-in oven with four ring induction hob and cooker hood, integrated refrigerator, freezer and microwave, a wine rack and complementary ceramic wall tiling.

To the first floor there are two well presented double bedrooms along with a single bedroom. The luxury shower room is a particularly noteworthy feature, benefiting from both a separate bath and shower cubicle, a wash hand basin set within a vanity unit, low flush WC, ceramic wall tiling, flush ceiling spotlights and a chrome heated towel rail.

Externally, there is a garage to the side with light and power points, housing a wall mounted Worcester combination boiler and a useful separate WC. To the front, a block paved driveway provides off road parking for numerous vehicles. The gardens are neat, well maintained and thoughtfully arranged, with paved patio areas to the rear and side, gated side access and a good size lawn side garden enhanced by flowers and established flowering shrubs. This beautifully maintained and extended home is ready to move straight into and represents a rare opportunity in this desirable location. Early internal viewing is highly recommended to fully appreciate the size, presentation and setting on offer.

Council Tax Band D. Energy Rating C. Tenure FREEHOLD.

Approach By way of block paved driveway providing off road parking past lawn fore-garden.

Entrance Porch

Reception Hall





Living Room 22' 9" x 12' 4" (6.93m x 3.76m)

Dining Room 12' 11" x 11' 6" (3.93m x 3.50m)

Breakfast Area 13' 6" x 7' 2" (4.11m x 2.18m)

Kitchen Area 11' 10" x 9' 5" (3.60m x 2.87m)

Conservatory 11' 4" x 10' 10" (3.45m x 3.30m)

Downstairs WC

Landing

Bedroom One 13' 11" x 11' 5" (4.24m x 3.48m)

Bedroom Two 11' 7" x 11' 6" (3.53m x 3.50m)

Bedroom Three 8' 4" x 8' 0" (2.54m x 2.44m)

Bathroom 8' 5" x 7' 6" (2.56m x 2.28m)

Garage 15' 10" x 7' 11" (4.82m x 2.41m)

Rear and Side Gardens

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TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: D
EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

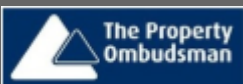




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