5 Smout Crescent, Bilston, WV14 9BL

BERRIMAN
EATON

5 Smout Crescent, Bilston, WV14 9BL

This is a charming ex Local Authority semi-detached property which benefits from off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, lounge, fitted kitchen and cloakroom to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Smout Crescent is a small road situated just off Pugh Road in Woodcross. There is a bus stop at the end of the road as well as convenient access onto the Birmingham New Road (A4123). The property is close to Hill Avenue and Manor Primary Schools. Both Wolverhampton and Sedgley are situated close by.

DESCRIPTION

This is a charming ex Local Authority semi-detached property which benefits from off road parking and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, lounge, fitted kitchen and cloakroom to the ground floor. To the first floor there are three bedrooms and a shower room. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL his accessed through a composite door, there is a staircase rising to the first floor landing, double glazed window to the front elevation, radiator and door into the LOUNGE which has a double glazed window to the front elevation, electric fire and surround, radiator and door into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, integrated double oven with gas hob, integrated fridge and freezer; plumbing and space for a washing machine and tumble dryer. There is a double glazed window to the rear elevation, double glazed door into the rear garden and radiator. The CLOAKROOM has a low level WC, wash hand basin and double glazed opaque window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has an airing cupboard which houses the wall mounted central heating boiler. The SHOWER ROOM has a shower cubicle, low level WC, pedestal wash hand basin, double glazed opaque window to the rear elevation and radiator. DOUBLE BEROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a DRIVEWAY with off road parking and a path leading to the entrance. There is side gated access into the REAR GARDEN which has a decking area, astro turf and fencing to the boundary.

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 WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:
https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low risk

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£230,000

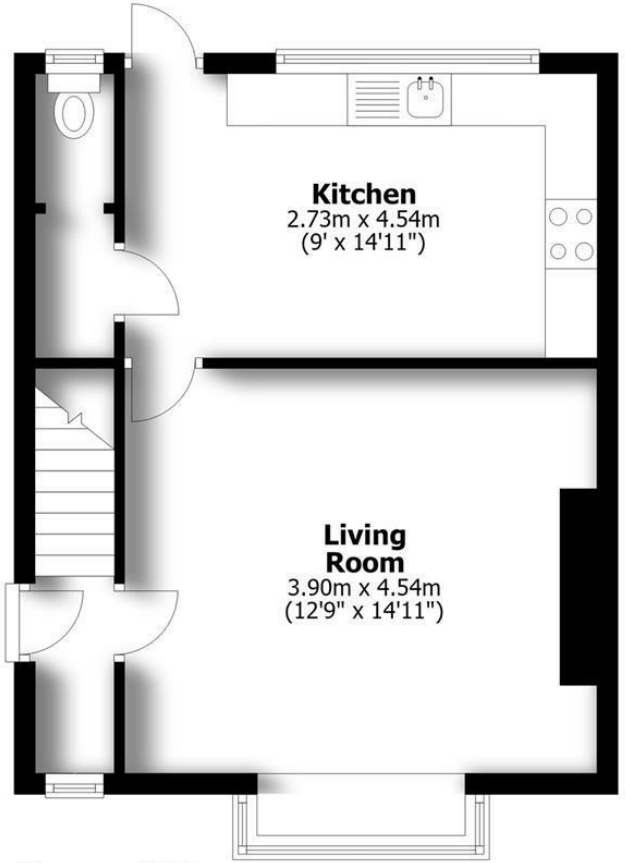
EPC: D

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.

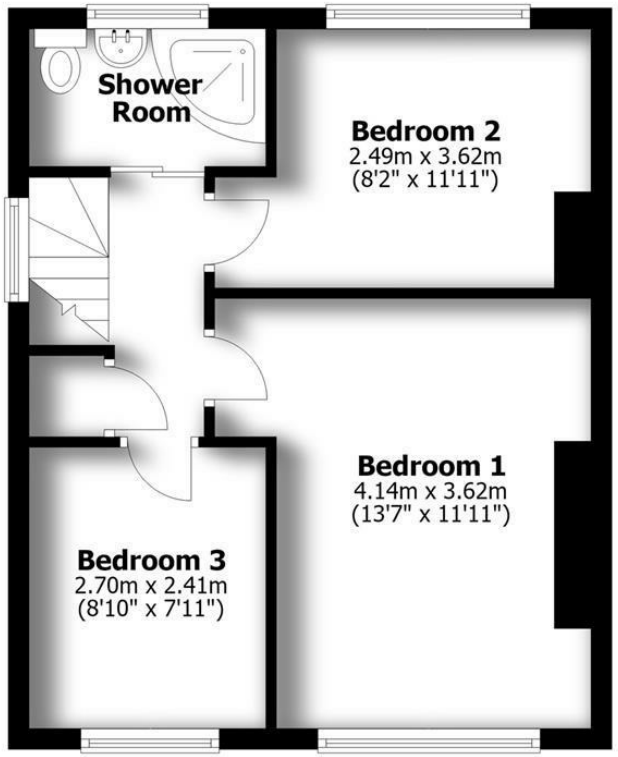
5 Smout Crescent
Bilston

TOTAL: 734sq.m. 790sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor