for sale

offers in the region of **£280,000** Freehold

Paul Dubberley



Tynedale Crescent Wolverhampton WV4 6RH

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Property Description

Paul Dubberley Estate Agents are delighted to offer for sale this spacious three-bedroom semi-detached home, ideally positioned on the popular Tynedale Crescent. Perfect for first-time buyers and families, the property offers a practical layout, generous room sizes and excellent access to local amenities.

The accommodation comprises an entrance porch leading into the hallway, with a useful ground floor WC. The standout feature is the impressive 24ft lounge/dining room, providing plenty of space for relaxing, family meals and entertaining. The fitted kitchen offers good storage and workspace, while the adjoining utility room adds valuable practicality and access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a comfortable single room, together with a family bathroom.

Outside, the property benefits from a driveway providing off-road parking and leading to the integral garage, ideal for secure parking, storage or workshop space. The rear garden offers a pleasant setting for children to play, outdoor dining or simply enjoying the warmer months.

Conveniently located for local shops, supermarkets, parks and everyday amenities, the property is also well placed for commuting, with excellent road links to Wolverhampton City Centre, Dudley and the wider Black Country. A number of well-regarded primary and secondary schools are within easy reach, making this an ideal family home.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Porch

Door to hallway

Hallway

Doors to ground floor WC, lounge/dining room and kitchen; Central heated radiator; Stairs to first floor

Ground Floor W.C

Toilet; Central heated radiator; Door to garage

Lounge/Dining Room

24' 6" x 8' 9" (7.47m x 2.67m)

Double glazed window to front aspect; Central heated radiators; Gas fire; Sliding door to rear garden

Kitchen

13' 2" x 6' 7" (4.01m x 2.01m)

Double glazed window to rear aspect; Central heated radiator; Wall and base units; Belfast sink; Integrated oven; Worktop mounted hob; Door to utility

Utility

15' 1" x 6' 2" (4.60m x 1.88m)

Double glazed window to rear aspect; Doors to rear garden; Space for appliances; Central heated radiator

Garage

17' 4" x 7' 6" (5.28m x 2.29m)

Door to frontage

Landing

Doors to bedrooms and bathroom; Access to boarded loft

Bedroom One

14' 3" x 11' 10" (4.34m x 3.61m)

Double glazed window to front aspect; Central heated radiator

Bedroom Two

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to rear aspect; Central heated radiator

Bedroom Three

8' x 7' 8" (2.44m x 2.34m)

Double glazed window to front aspect; Central heated radiator; Storage cupboard

Bathroom

7' 10" x 7' 3" (2.39m x 2.21m)

Double glazed window to rear aspect; Bath; Shower cubicle; Toilet; Basin
















This Grandma Belongs to
Charlie
Archie



Total floor area 96.7 m² (1,041 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PBI105092

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman