



LEE COOKE
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20 Hylstone Crescent Wednesfield Wolverhampton WV11 3EZ

£179,995

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20 Hylstone Crescent Wednesfield Wolverhampton WV11 3EZ

Lee Cooke Estate Agency Group proudly presents this **CHAIN FREE** mid-townhouse property, ideally situated in a popular Wednesfield location.

Externally, the property features a gravelled frontage and a particularly spacious rear garden, complete with decked area and a useful outbuilding. Internally, you will find an entrance hall, a generous lounge diner, and a fitted kitchen. The first floor hosts two bedrooms, including a large master bedroom currently thoughtfully partitioned to create two distinct areas, alongside a further rear bedroom and a fitted family bathroom. **THIRD BEDROOM POTENTIAL** (Subject to builders and planning advice)

Conveniently located for sought-after schools and shopping centres, this property truly offers a fantastic lifestyle opportunity. We highly recommend a viewing to fully appreciate its appeal.

Location & Area

Situated on Hylstone Crescent, which links seamlessly to Hyde Road and further to Lichfield Road, this home boasts excellent connectivity. The area around Lichfield Road offers a fantastic selection of local schools, doctors, dentists, and public houses with eateries. Enjoy easy access to Wednesfield Shopping Centre, Bentley Bridge Retail Park, New Cross Hospital, and convenient bus links.



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Entrance Hall

Accessed via a double-glazed composite door to the front, featuring a smoke alarm, doors leading to various rooms, laminate flooring, a central heated radiator, meter cupboard, and stairs to the first-floor landing.

Lounge/ Diner

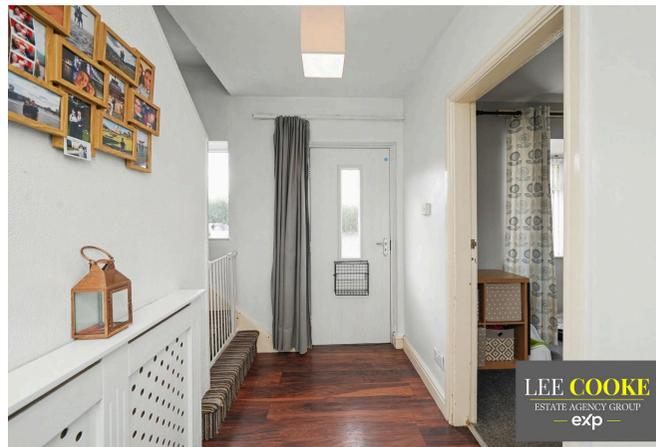
21 into bay x 10'5 max

A spacious and bright room with a double-glazed bay window to the front, double-glazed patio doors leading to the rear decked area, a feature fireplace surround, a door leading into the hall, and a central heated radiator.

Kitchen

9'8 x 8'5

Equipped with a double-glazed door and window overlooking the rear garden, access into the main entrance hall, a selection of fitted wall and base units with roll-top work surfaces, a pantry storage cupboard, gas hob with oven and extractor, plumbing for an automatic washing machine, and a single drainer sink unit. Features a smoke alarm.





First Floor Landing

Providing loft access, airing cupboards, stairs to the ground floor, and doors to various rooms.

Bedroom 1 (Used as two areas) 16 x 9

Total size

16 x 9 Total size

This room currently features a partitioned wall, creating two areas with potential for bedroom three (subject to regulations) Having two double-glazed windows to the front, two central heated radiators, a built-in storage cupboard, and a door leading to the first-floor landing.

Bedroom 2

10'5 x 10 max

A comfortable room with a double-glazed window to the rear, a central heated radiator, and a door to the landing.

Bathroom

Comprising two double-glazed windows to the rear, a corner bath, a low-flush toilet, a wash basin, an extractor fan, a central heated radiator, part-tiled walls, and a door to the landing.

Front Garden

A gravelled frontage with a pathway leading to the main entrance and an alley entrance with a gate leading to the rear right of way.

Rear Garden

Features a delightful decked area, a gate leading to the side right of way, an outbuilding ideal for storage or utility conversion, a lawned area, and various plants and shrubs.

The seller of this property is an employee of Lee Cooke Estate Agency Group.

Services

Please confirm with your solicitor regarding the connected services to the property.

Fixtures and Fittings

Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.



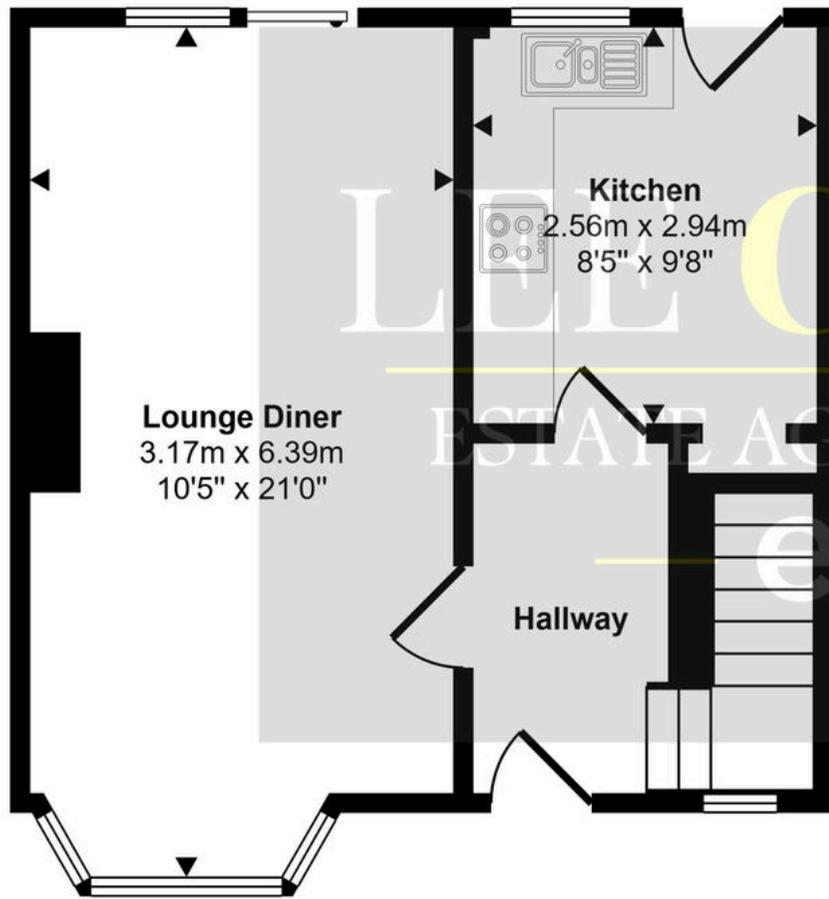


Consumer Protection

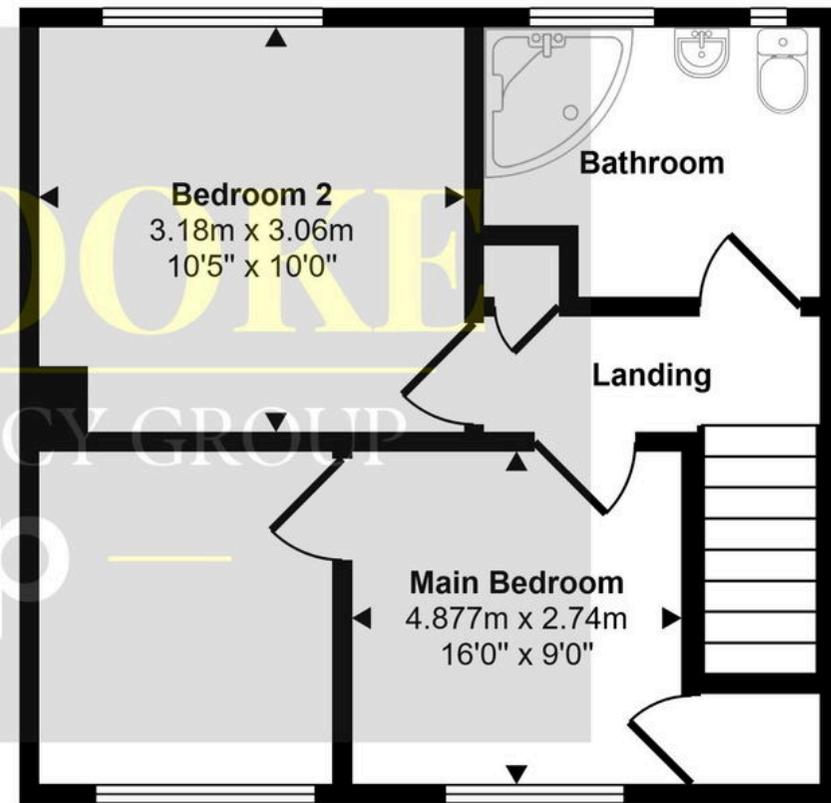
The property details are meant to give a general overview of the property, they don't form any part of a contract. We have not carried out a survey or tested any services or fittings. Measurements, photos, and floorplans greyscales and ariel views are for guidance only and do not represent the properties legal boundaries and should be checked with your solicitor before incurring any costs. All images and information are the copyright of Lee Cooke Personal Estate Agents eXp. We may update these details at any time without notice.

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Ground Floor



First Floor

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