



52 Regina Crescent, Tettenhall Wood, Wolverhampton, WV6 8JG

BERRIMAN
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A well located and well proportioned mid terraced property standing in a favoured residential location.

LOCATION

Regina Crescent stands in an established residential area in a favoured part of Wolverhampton and which is in easy reach of the excellent and wide ranging amenities available in Tettenhall Village, Tettenhall Wood and Compton. The area is well served by schooling in both sectors and there is easy access to the city centre.

DESCRIPTION

20 Regina Crescent is a well proportioned mid-terraced property with rooms of generous proportions to both ground and first floors. The property is reasonably well appointed throughout and benefits from gas fired central heating and double glazed windows.

ACCOMMODATION

A double glazed front door opens into the HALL with laminate flooring and a door opening into the LOUNGE with a double glazed window to the front, coved ceiling, laminate flooring and a door to the KITCHEN with a range of wall and base cupboards with roll top working surfaces, space for an electric cooker, under stairs cupboard, wall mounted gas fired central heating boiler, a double glazed window and door to the rear and tiled flooring.

Stairs from the hall rise to the first floor landing with a double glazed window to the rear. BEDROOM ONE has a double glazed window to the front and a built in wardrobe. BEDROOM TWO has a double glazed window to the front and a built in wardrobe. The BATHROOM has a white suite of panelled bath with shower attachment, wash basin, WC and a double glazed window to the rear.

OUTSIDE

52 Regina Crescent sits behind a shaped lawn with box hedge boundary with a path to the front door. There is shared side access leading to the REAR GARDEN with a paved patio, a shaped lawn and a brick built store.

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 Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and 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>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

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Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£199,950

EPC: D

www.berrimaneaton.co.uk

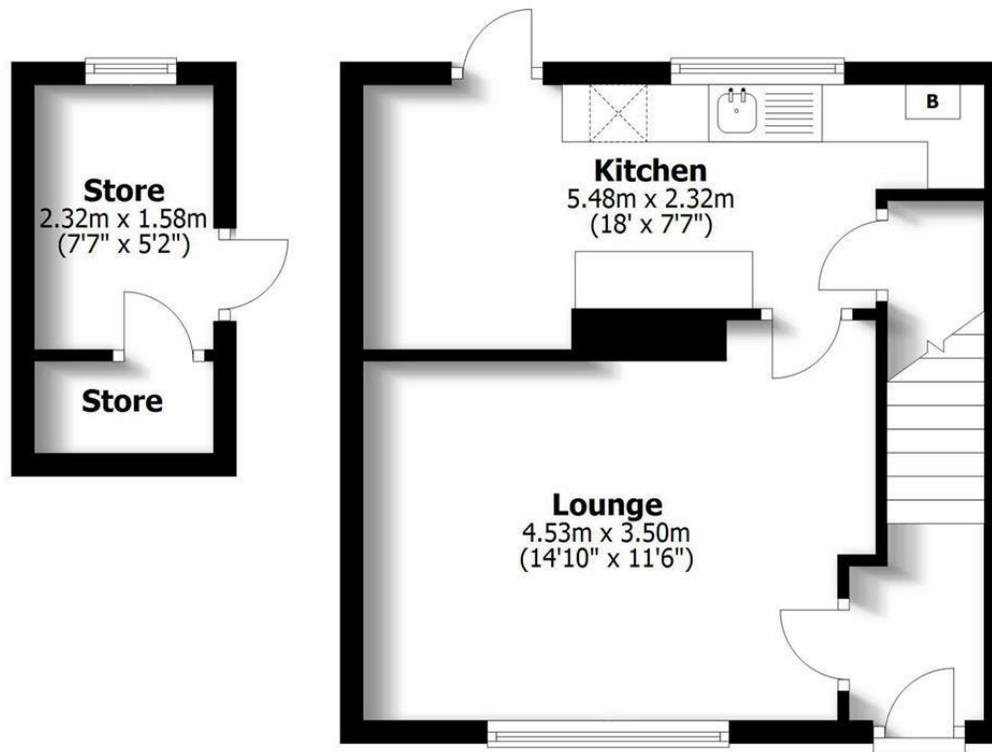
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



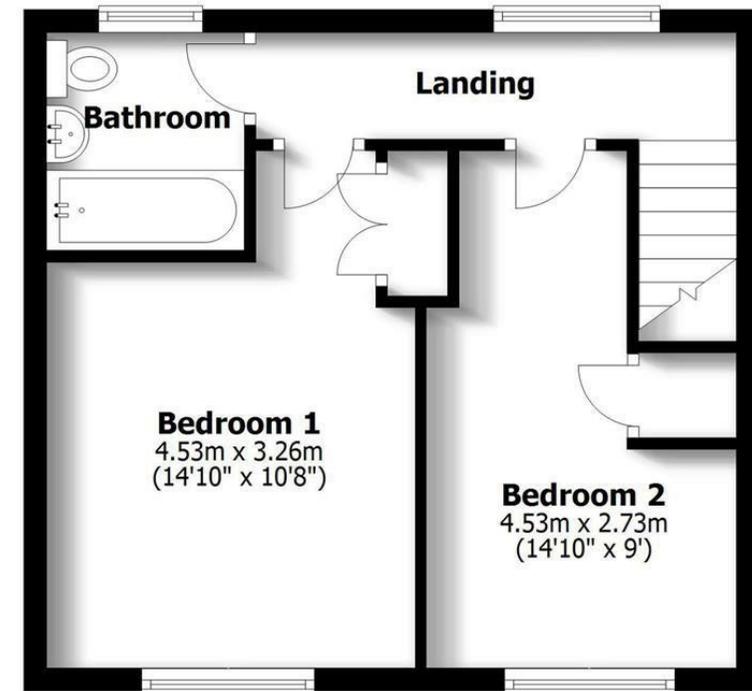
**52 REGINA CRESCENT
TETTENHALL**

HOUSE: 64.3sq.m. 693sq.ft.
 STORES: 5.1sq.m. 55sq.ft.
TOTAL: 69.4sq.m. 748sq.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

