



29 Albany Crescent, Bilston

THOMAS HARVEY
ESTATE AGENTS

A Two Bedroom Semi Detached House With Tremendous Potential To Extend & Restyle To Buyers Own Requirements. In A Popular Residential Area, Convenient For The Majority Of Amenities!

29 Albany Crescent, Millfields, Bilston, WV14 0HT
Asking Price: £165,000

Tenure: Freehold
Council Tax: Band A – Wolverhampton
EPC Rating: D (57) No: 0412-3058-9202-2506-9204
Total Floor Area: 744.2sq feet (69.1sq metres) Approx.
No Upward Chain

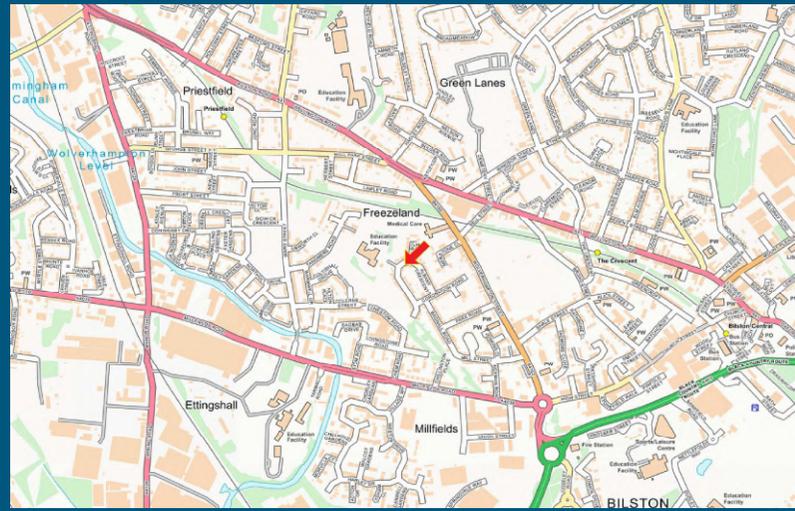
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows two of four main providers have good coverage indoor and all four have likely coverage outdoor.

Situated in a well-established residential area, extremely convenient for a vast range of amenities including easy walking distance of Bilston Church Of England Primary School, this semi-detached house is ideal for purchasers requiring a home to restyle to own requirements with further provision to extend the ground floor at rear (Subject to Planning Permission).

Measuring at approx. 744.2sq feet, and having the benefit of gas central heating and double glazing the accommodation includes entrance hall with stairs to first floor, front living room, full width breakfast kitchen and rear lobby with guest WC. On the first floor there are two bedrooms and bathroom with coloured suite. At the front of the house is a driveway providing ample off road parking and at the rear of the house is an enclosed rear garden., enjoying a south facing aspect.

Located less than 1km away from the Black Country Route (A463) and therefore ideal for commuting to principle towns, Albany Crescent is also very close to Hickman Park and Bilston Town Centre with the facilities therein.

With viewing highly recommended to appreciate the opportunity this property has to offer, and offered with no upward chain, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: PVC double glazed opaque door, built in meter cupboard, stairs to first floor and double glazed window to front.

Living Room: 15'1" (4.60m) x 11'11" (3.64m)

Marble style fireplace & hearth with gas coal fire, radiator, wall light points, coved ceiling and double glazed bow window to front.

Kitchen: 15'3" (4.65m) x 9ft (2.74m)

Fitted with a traditional suite comprising base cupboards, stainless steel single drainer sink unit with worktops, recess & gas point for cooker, plumbing for washing machine, radiator, walk in pantry/ stores, vinyl flooring and double glazed windows to rear & side.

Rear Lobby: PVC double glazed door to rear, vinyl flooring and Guest WC: White low level WC, radiator, vinyl flooring and double glazed opaque window to rear.

First Floor Landing: Radiator, loft hatch and double glazed window to side.

Bedroom One: 15'4" (4.67m) x 12ft (3.65m)

Radiator and double glazed window to window to front & side.

Bedroom Two: 12'3" (3.73m) x 8ft (2.44m)

Radiator and double glazed window to window to rear.

Bathroom: 8'10" (2.70m) x 7ft (2.14m)

Fitted with a coloured traditional suite comprising panelled bath with electric shower unit above, pedestal wash hand basin, low level WC, radiator, double glazed opaque window to rear and built in airing cupboard with wall mounted gas fired central heating boiler.

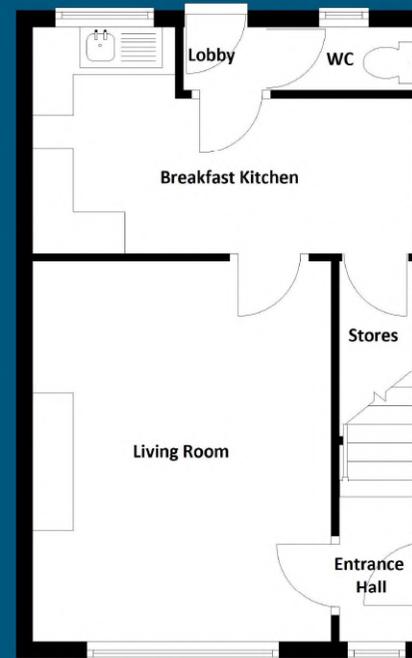
Rear Garden: Enjoying a south facing aspect the enclosed rear garden includes full width paved patio, dwarf wall to path & lawn, timber shed and surrounding fencing with gated entry.

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.

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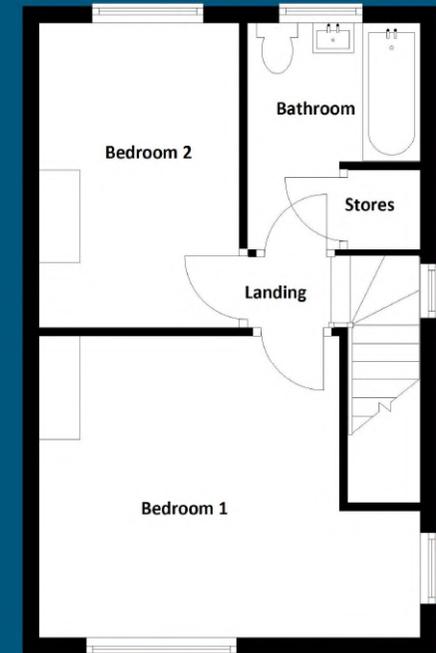
Total Floor Area: 744.2sq feet (69.1sq metres) Approx.

Floorplans: 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

371.1sq feet (34.5sq metres) Approx.



First Floor

373.1sq feet (34.7sq metres) Approx.

PROPERTY MISDESCRIPTION ACT 1991

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

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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