

for sale

£300,000 Freehold



## Tynedale Crescent Wolverhampton WV4 6RH

\*Spacious three-bedroom semi-detached home featuring a 24ft lounge/dining room, fitted kitchen, utility room, ground floor WC, garage and driveway parking. Conveniently located for local amenities, schools and transport links, making it an ideal family home.\*



# Property Details

## 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 )

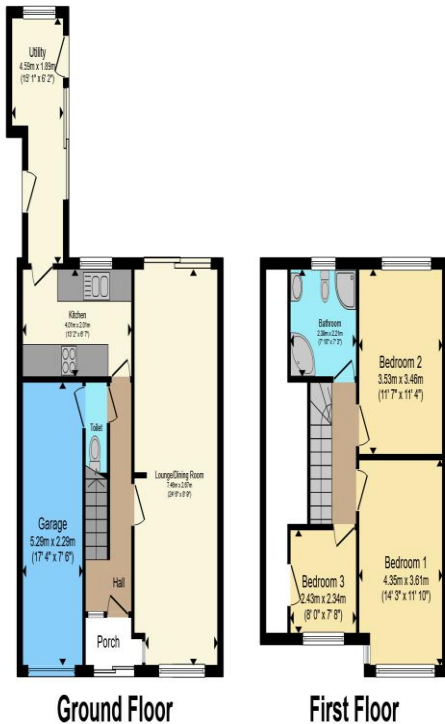
Double glazed window to rear aspect; Central heated radiator

## 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



To view this property please contact Paul Dubberley on

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Property Ref: PBI105092 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

Total floor area 96.7 m<sup>2</sup> (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](http://www.propertybox.io)



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