

56 Regina Crescent, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Most Deceptive Two Bedroom Semi-Detached House, Enjoying A Corner Position and Offering A Spacious & Well Planned Design With Potential To Restyle & Reconfigure To Buyers Own Requirements!

56 Regina Crescent, Tettenhall, Wolverhampton, WV6 8JG
Asking Price: £199,950

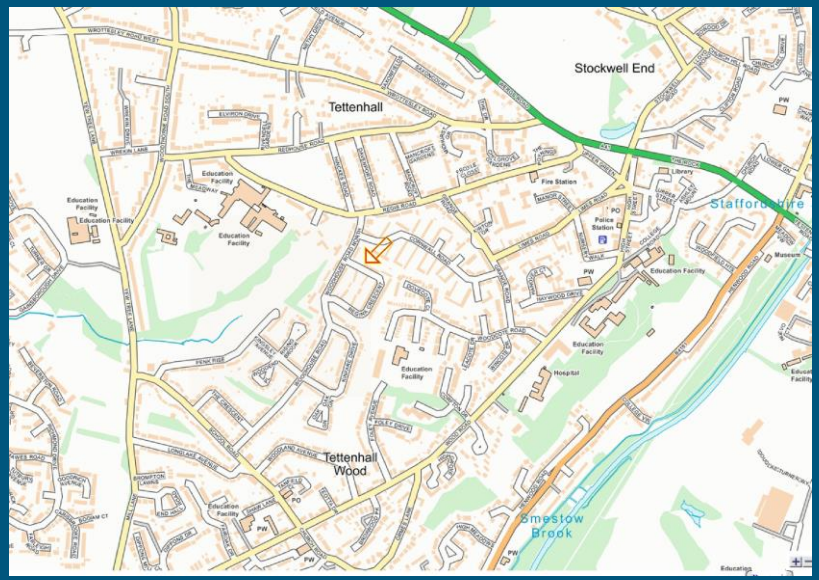
Tenure: Freehold
Council Tax: Band A – Wolverhampton
EPC Rating: D (65) No: 0370-2005-5570-2806-8941
Total Floor Area: 728.8sq feet (67.7sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows one of four main providers have variable coverage indoor and all four have likely coverage outdoor.

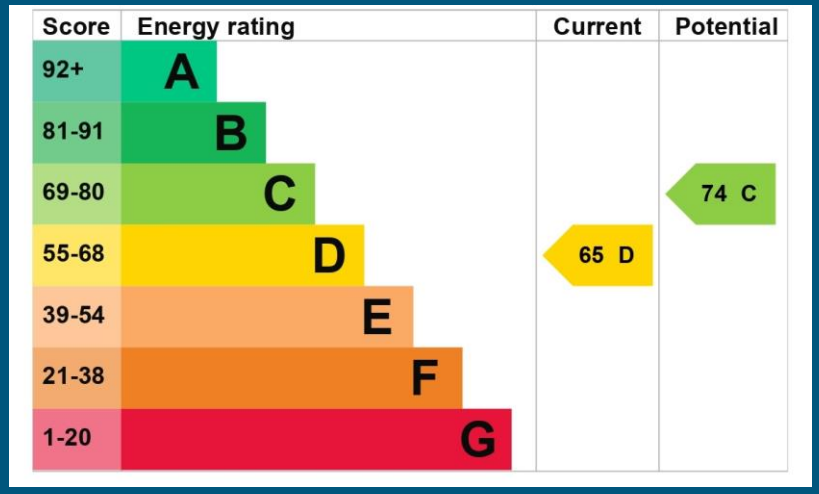
Occupying a choice corner position in a most favoured residential area and within easy walking distance of the majority of amenities including excellent local schools & shops, this deceptive semi-detached house is a superb example of its type and ideal for buyers looking for a property to restyle to own requirements.

Constructed to a well-planned design and utilising the maximum space, the accommodation which measures at a comfortable floor area of approx. 728sq feet, includes side entrance hall with stairs to first floor, full width front living room and fitted breakfast kitchen with built in appliances and built in stores. On the first floor, there are two double bedrooms with the front having a large built in wardrobe and the bathroom is fitted with a traditional white suite. At the front of the property is the advantage of a double width driveway providing ample off road parking and gated side entry leads to the rear garden. The fully stocked rear garden provides the maximum privacy whilst creating a pleasant backdrop with a scenic outlook and the benefit of a brick outbuilding.

Although the property conveys a semi-rural setting, Regina Crescent is still extremely convenient for the majority of amenities including local schools in both sectors, Penk Rise fields/ park, together with the facilities at Tettenhall Wood, Perton Centre and of course Tettenhall Village. The city centre is also only 2 miles away, perfect for commuting to principal towns.

With early interest highly recommended, the gas centrally heated & double glazed accommodation further comprises:





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The Property Ombudsman LETTINGS
TDS Tenancy Deposit Scheme

Entrance Hall: PVC double glazed opaque door with matching side window, covered radiator, laminate flooring and U-Shaped staircase to first floor.

Living Room: 16'1'' (4.90m) x 11'5'' (3.48m)
Radiator, wall light points, and double glazed picture window to front.

Dining Kitchen: 13ft (3.97m) x 10'9'' (3.27m)
Fitted with a matching suite of cream units comprising a range of base cupboards & drawers with suspended wall cupboards, wood effect laminate worktops with stainless steel 1.5 drainer sink unit & mixer tap, built in electric oven, 4-ring induction hob with extractor hood over, plumbing for dishwasher & washing machine, radiator, built in cupboard housing wall mounted gas fired central heating boiler, tiled effect vinyl flooring, hardwood exterior door to garden and double glazed window to rear.

First Floor Landing: Loft hatch and double glazed opaque window to rear.

Bedroom One: 16'3'' (4.95m) x 10'1'' (3.07m)
Built in walk in wardrobe with railing & shelves, radiator and double glazed window to front.

Bedroom Two: 12'1'' (3.69m) x 9'9'' (2.98m)
Radiator and double glazed window to rear.

Bathroom: 9'11'' (3.03m max) x 6'1'' (1.86m)
Fitted with a traditional white suite comprising panelled bath with shower spray, pedestal wash hand basin, low level WC, chrome heated towel rail, tiled walls, vinyl flooring and double glazed opaque windows to side.

Rear Garden: Enjoying an enclosed & fully stocked rear garden with full width patio, brick outbuilding, greenhouse, artificial lawn, flowering borders with a variety of shrubs & trees, surrounding fencing and gated side 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.

























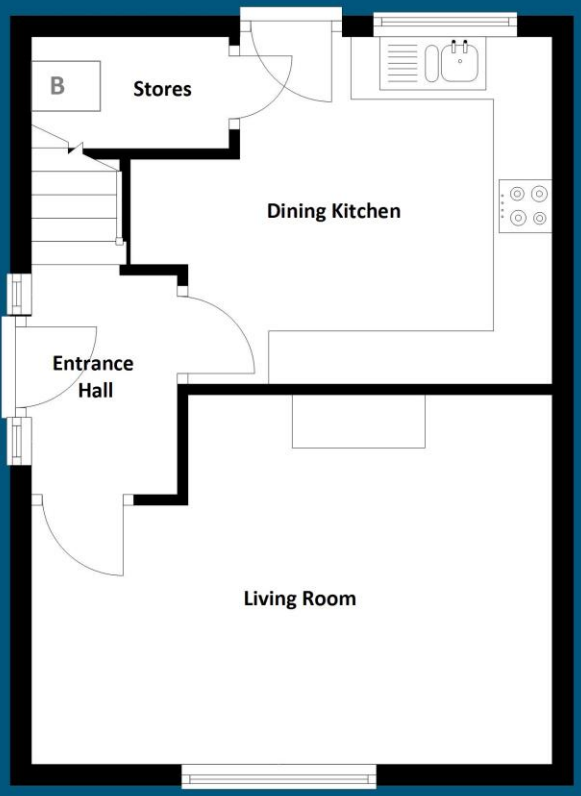






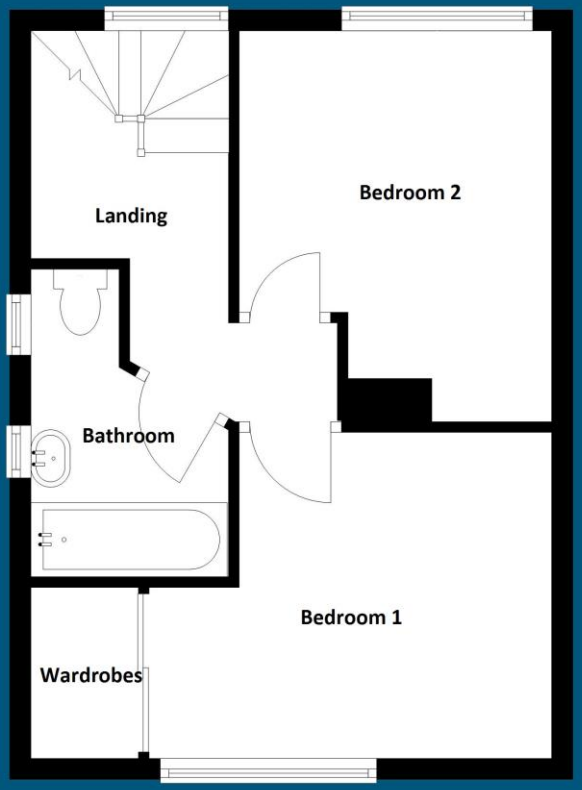
Ground Floor

Approx.: 361.3sq feet
(33.6sq metres)



First Floor

Approx.: 367.5sq feet
(34.1sq metres)







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Total Floor Area: 728.8sq feet (67.7sq 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

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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 PARTICLUARS ARE ISSUED.

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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.
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5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.