



Connells

Fairview Crescent
Wednesfield Wolverhampton

Fairview Crescent Wednesfield Wolverhampton WV11 1BU

for sale offers over
£280,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to bring to the market this immaculately presented three bedroom semi-detached family home situated on a popular residential road in Wednesfield and is situated near to New Cross Hospital.

Internally the property comprises of having an entrance hallway, lounge, modern and stylish kitchen with quartz worktops, inner hallway, ground floor wc, conservatory. On the first floor there are three bedrooms and a stylish family bathroom. Externally there is off road parking to front, whilst the rear benefits from Indian sandstone paving, lawn, wood fired pizza oven and a timber outbuilding which has potential to be a games room and bar area.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the ever popular Fairview Crescent within the area of Wednesfield which has fantastic selection of local and popular schooling nearby. Sought after shopping can be found within close proximity as well as New Cross hospital. The M54 and M6 motorways are also nearby.

Approach

Set back from the roadside behind off road parking, access to the main accommodation storage area to front, side gate.

Entrance Hallway

Composite front door, radiator, ceiling spotlights, doors to inner hallway, lounge, kitchen/ diner.

Lounge

16' 6" max x 11' max (5.03m max x 3.35m max)

Double glazed window to front with shutters, ceiling light point, double radiator.

Inner Hallway

Radiator, ceiling light point, doors leading to the storage area and ground floor wc.

Storage Area

Double hinged garage doors, plumbing point for washing machine, double glazed window to side, lighting, power and wall mounted boiler.



Low Flush Wc

Wash hand basin, ceiling light point, partly tiled walls, double glazed window to side.

Kitchen/ Diner

15' 8" max x 10' 2" max (4.78m max x 3.10m max)

Matching wall and base units with quartz worktop, inset sink and drainer with mixer tap, SMEG cooker with cooker hood above, island with storage, partly tiled walls, walk in pantry cupboard, ceiling spotlights, space for fridge and freezer, tiled flooring, double glazed sliding door to conservatory, door to hallway and rear garden.

Conservatory

9' 7" x 7' 6" (2.92m x 2.29m)

Double glazed windows, double glazed sliding doors to kitchen/ diner and rear garden.

First Floor Landing

Double glazed window to side, loft access, air con system, doors to all bedrooms and bathroom.

Bedroom One

14' 6" x 9' 8" (4.42m x 2.95m)

Double glazed window to front, ceiling light point, radiator, fitted sharps wardrobes.

Bedroom Two

12' 5" x 10' 7" (3.78m x 3.23m)

Double glazed window to rear, ceiling light point, radiator, fitted sharps wardrobes.

Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

Double glazed window to front, ceiling light point, radiator.

Bathroom

Panelled bath with shower over, vanity wash hand basin, wc, storage area, ceiling light point, partly tiled walls, radiator, double glazed window to rear.

Outside Rear

Indian sandstone paving with lawn, sleeper, flower borders, gate access, shed, timber outbuilding, outside tap point, wood fired pizza oven.

Outbuilding

19' 4" x 18' (5.89m x 5.49m)

Lighting, double glazed windows and power.









Total floor area 136.1 m² (1,465 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



To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335245



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335245 - 0005