

104 Rosemary Crescent West, Goldthorn, Wolverhampton, WV4 5AN

BERRIMAN EATON



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This is a well presented semi- detached family home which has been presented to a high standard with off road parking, garage and private rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, kitchen, cloakroom to the ground floor and side lobby with external storage room onto the garden. To the first floor there are three well proportioned bedrooms, en-suite to the principal bedroom and a shower room. The property benefits from central heating, double glazing and no upward chain.

EPC : E
WOMBOURNE OFFICE

LOCATION

Rosemary Crescent West is an established and convenient address to the south of Wolverhampton City Centre. The area is well served by schooling for all age groups, most notably Colton Hills School, which is in walking distance and there is easy access to the wide range of amenities and facilities afforded by the City Centre itself, together with local shopping available nearby along the Penn Road (A449) and at Penn Fields and Blakenhall.

DESCRIPTION

This is a well presented semi- detached family home which has been presented to a high standard with off road parking, garage and private rear garden. The internal accommodation briefly comprises entrance hall, lounge, dining room, kitchen, cloakroom to the ground floor and side lobby with external storage room onto the garden. To the first floor there are three well proportioned bedrooms, en-suite to the principal bedroom and a shower room. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with double glazed leaded inserts, stained glass porthole window, staircase rising to the first floor landing, radiator and tiled floor. The CLOAKROOM has a low level WC, wash hand basin and mixer tap, stained glass porthole window and radiator. The LOUNGE has a double glazed leaded window to rear elevation and radiator. The DINING ROOM has double glazed leaded window to front elevation, double glazed window and door to the rear garden, recessed log effect gas fire and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, double glazed window and door into the side lobby and window into the lounge. There are spaces for appliances including oven with fitted extractor, dishwasher and fridge. There are spotlights and a tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed leaded stained glass window to the front elevation and radiator. The SHOWER ROOM has a walk in cubicle, vanity wash hand basin with mixer tap and low level WC, double glazed opaque window to the side elevation, heated ladder towel rail and fitted full width storage cupboards. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, radiator and door into the EN-SUITE which has a walk in cubicle, vanity wash hand basin and mixer tap which incorporates the low level WC, double glazed opaque window to the side elevation, tiled splashback and loft access. DOUBLE BEDROOM 2 has a range of fitted bedroom furniture including wardrobes and drawers, double glazed leaded window to the front elevation, double glazed window to the rear and radiator. DOUBLE BEDROOM 3 has a double glazed leaded window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a DRIVEWAY suitable for parking vehicle vehicles off road with access to the GARAGE which has double opening doors, plumbing for a washing machine and door into the LOBBY. This has access to the front and rear through UPVC doors, a polycarbonate roof and two storage rooms. The REAR GARDEN has a full width paved patio with a path leading to the rear, there are lawned areas with established borders and fencing to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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
The long term flood defences website shows high risk

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www.berrimaneaton.co.uk

Offers In The Region Of
£299,950

EPC: E

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.



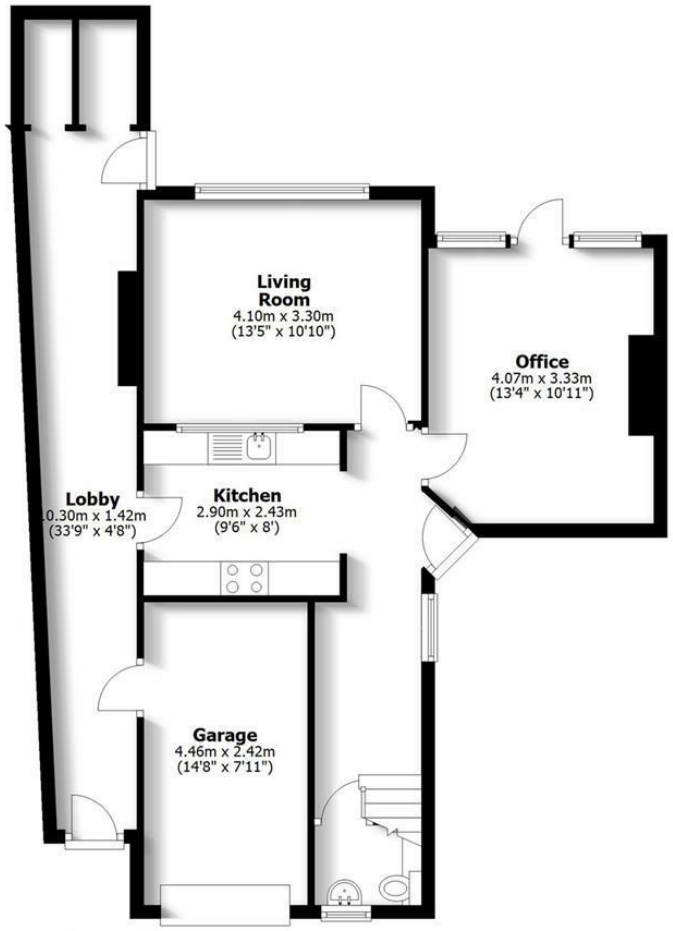



104 Rosemary Crescent

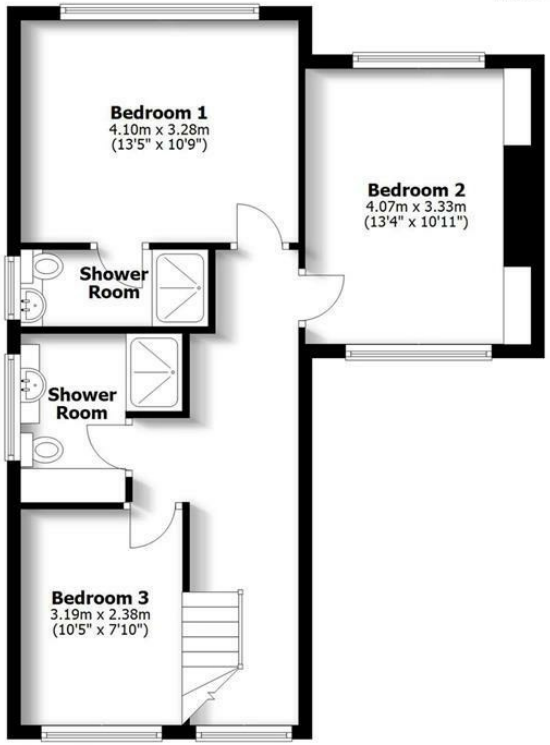
Wolverhampton

HOUSE:	104.4sq.m.	1124sq.ft.
GARAGE:	10.8sq.m.	116sq.ft.
LOBBY:	14.6sq.m.	157sq.ft.
TOTAL:	**129.8sq.m.**	**1397sq.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







