



## 61 MASON CRESCENT WOLVERHAMPTON, WV4 4DT

OFFERS IN THE REGION OF £345,000  
**FREEHOLD**

A substantial three-bedroom bungalow situated in an extremely popular location in the sought after Penn area close to a range of amenities including highly regarded schools, shops and access to public transport with the further amenities of Wolverhampton City Centre only a short drive away. The property is well presented throughout and features both spacious and versatile accommodation comprising entrance hall, living/dining room, breakfast kitchen, three bedrooms, large bathroom, separate w.c, utility room, garage and a pleasant enclosed garden to the rear. A driveway to the front provides ample parking.





# 61 MASON CRESCENT

- Sought After Penn Location • Ideally Located For A Range Of Amenities • Walking Distance To Nearby Windsor Avenue Playing Fields • Spacious & Versatile Accommodation Throughout • Driveway Providing Off Road Parking • Three Bedrooms • Breakfast Kitchen • Utility Room & Separate W.C



## APPROACH

The property is approached via a block paved driveway, well screened by a number of mature shrubs, providing off road parking for several vehicles with an adjacent lawned foregarden.

## ENTRANCE HALL

Tiled floor, radiator and doors to:

## LIVING ROOM

Double glazed bay window to the front, radiator and a feature fireplace with inset multi fuel stove.

## BREAKFAST KITCHEN

Double glazed window to the rear, loft access hatch, store cupboard housing the combination boiler and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1½ sink and drainer unit with mixer tap. There is space for a cooking range, and integrated fridge and plumbing for a dishwasher. A part glazed door provides access to the rear garden and a further door provides access to the side lobby.

## LOBBY

Doors to the garage, separate w.c and utility room.

## UTILITY ROOM

Double glazed obscure window to the rear, fitted counter top work surface with space beneath for various household appliances including plumbing for a washing machine.

## W.C

Low level w.c and wash hand basin with vanity unit beneath.

## BEDROOM ONE

Double glazed window to the front and radiator.

## BEDROOM TWO

Double glazed window to the rear, radiator and fitted wardrobes with sliding mirror door.

## BEDROOM THREE

Double glazed bay window to the front and radiator.

## BATHROOM

Double glazed obscure window to the rear, ceiling down lighters, tiled floor, part tiled walls and suite comprising low level w.c, wash hand basin with a range of fitted vanity units beneath, towel rail and panelled bath with shower above.

## GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

## GARAGE

Up and over door to the front and lighting.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast  
are available

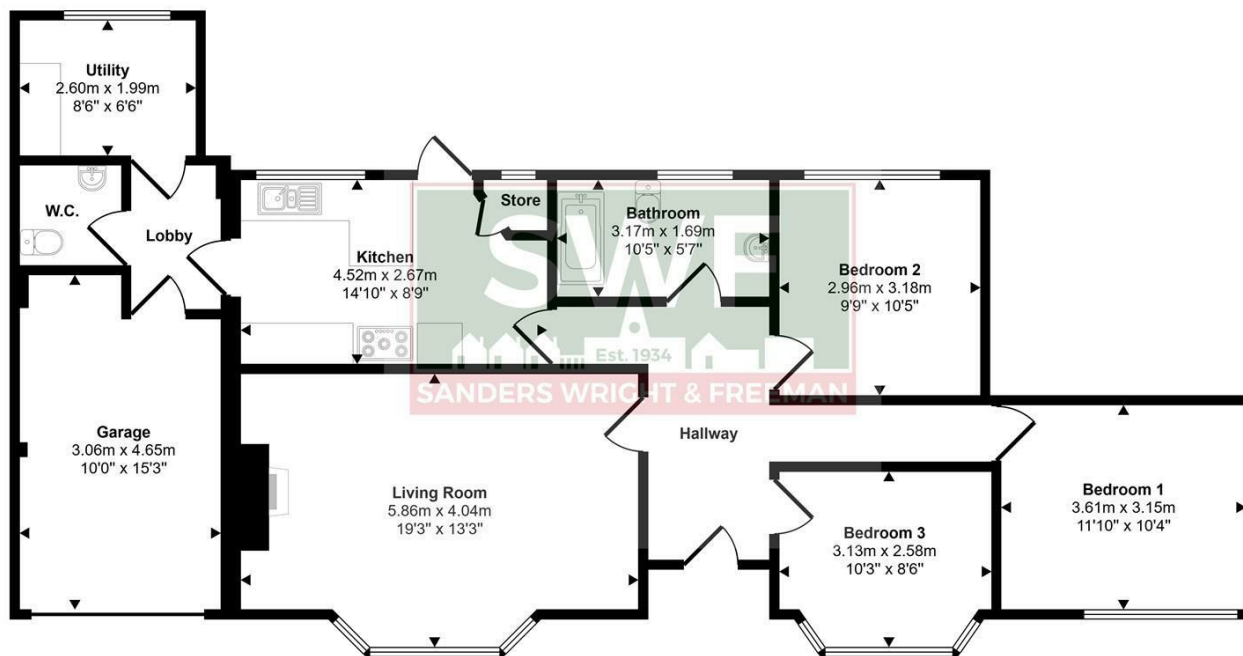
Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred  
supplier to confirm availibilty and speed

## 61 MASON CRESCENT



Approx Gross Internal Area  
110 sq m / 1181 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements