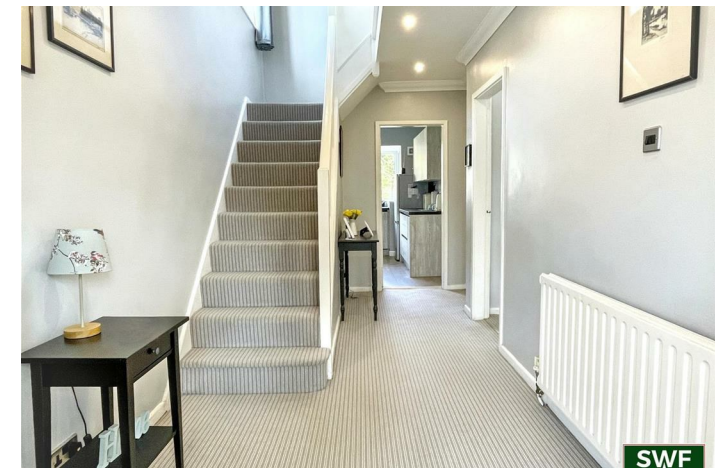




57 MASON CRESCENT WOLVERHAMPTON, WV4 4DT

OFFERS IN THE REGION OF £350,000
FREEHOLD

Extremely well presented three bedroom detached home situated in the much sought after location of Penn convenient for local shops and access to public transport whilst also being well served by a range of renowned schools. Standing in a choice position on Mason Crescent, the property also benefits from the open green spaces of Windsor Avenue Playing Fields which are a stones throw away whilst internally the property boasts spacious and well proportioned accommodation throughout, ideal for families, and features entrance porch, reception hall, separate living & dining rooms, re-fitted kitchen, conservatory, utility room, ground floor w.c, three double bedrooms, contemporary bathroom and a private enclosed garden to the rear. A driveway to the front provides off road parking.



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- Impressive Three Bedroom Detached Home • Situated In An Extremely Sought After location • Convenient For A Wide Range Of Amenities • Walking Distance To Nearby Windsor Avenue Playing Fields • Spacious & Versatile Accommodation Throughout • Separate Living & Dining Rooms • Driveway Providing Off Road Parking For Multiple Vehicles • Well Maintained & Private Rear Garden



APPROACH

The property is approached via a gravel driveway providing off road parking for several vehicles.

ENTRANCE PORCH

Double glazed windows to the front, door to the reception hall.

RECEPTION HALL

Radiator, staircase to the first floor landing and doors to the living room, dining room and kitchen.

LIVING ROOM

Double glazed bay window to the front, radiator and feature fireplace.

DINING ROOM

Radiator, ceiling down lighters, feature fireplace and bi-fold doors to the conservatory.

CONSERVATORY

Double glazed to the side and rear, door to the rear garden.

RE-FITTED KITCHEN

Double glazed window to the rear, ceiling down lighters, part tiled walls, under stairs cupboard and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and space for a fridge freezer. A door provides access to the utility room.

UTILITY ROOM

Double glazed window to the rear, fitted drawer and base unit with space beneath for household appliances including plumbing for a washing machine. A part glazed door provides access to the rear and further doors provide access to the ground floor w.c and garage.

GROUND FLOOR W.C

Radiator, low level w.c and wash hand basin with splash back tiling.

FIRST FLOOR LANDING

Double glazed obscure window to the side, ceiling down lighters, loft access hatch and doors to:

BEDROOM ONE

Double glazed bay window to the front, radiator and fitted wardrobes with sliding mirror doors.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the front and radiator.

FAMILY BATHROOM

Double glazed obscure windows to the side and rear, tiled floor, tiled walls, ceiling down lighters, towel rail and contemporary suite comprising close coupled w.c, wash hand basin with vanity units beneath, corner shower enclosure and panelled bath.

REAR GARDEN

A particular feature of the property is the private and

enclosed rear garden which has a paved patio seating area with steps leading down to a large lawn beyond bordered by a number of mature shrubs.

GARAGE

Power points, lighting, doors to the front and rear.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band D

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link

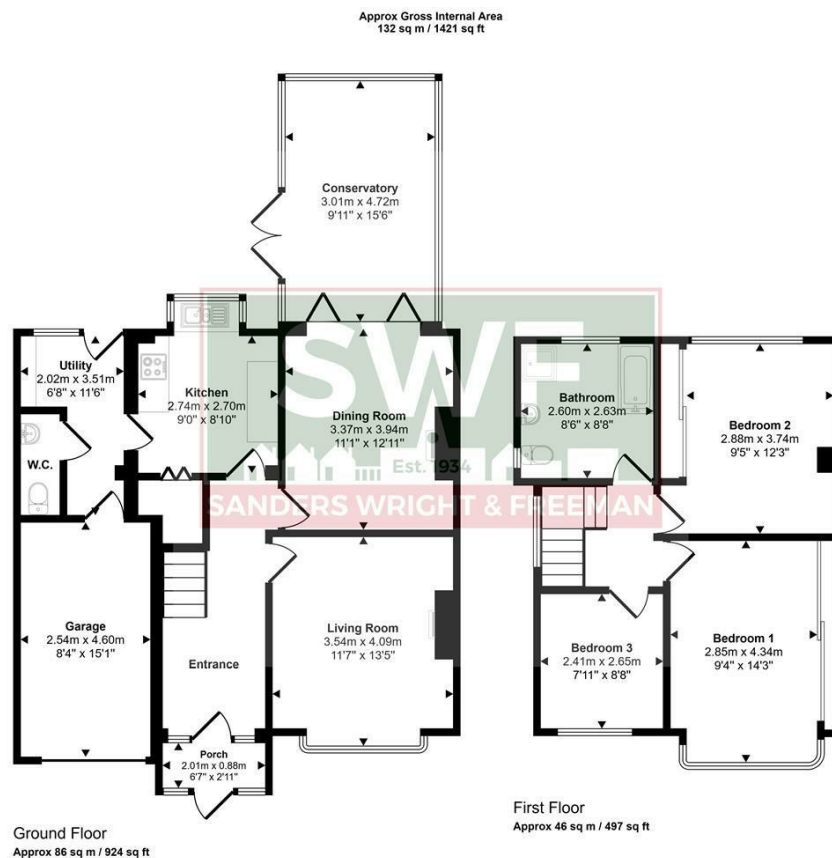
for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

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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		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales 01902 575555
13 Waterloo Road enquiries@swfestateagents.co.uk
Wolverhampton www.swfestateagents.co.uk
West Midlands
WV1 4DJ

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