



Greenock Crescent

Wolverhampton, WV4 6BH

£175,000

ficorns&co
ESTATE AGENTS

01922 716 605

FOR SALE



rns&co
ATE AGENTS

Greenock Crescent, Wolverhampton, WV4 6BH

Acorns & Co Estate Agents are pleased to offer this well maintained Three Bedroom Modern End Townhouse, situated on a sought after road, close to local amenities, reputable schools and with excellent transport links. The property is approached via a "leafy" road, with a front door into entrance hallway, downstairs W.C., kitchen, Lounge / Dining Room with a cloaks cupboard off, first floor landing, three good sized bedrooms, family bathroom, a useful storage cupboard, an airing cupboard, rear garden, secure gated off road parking with two allocated parking spaces. The property also benefits from gas central heating, and UPVC double glazing. Internal viewing is highly recommended.

Approach:

The property is approached down a leafy road, with a central lawned area with mature trees, with a low maintenance front garden, and door leading to;

fridge freezer, vinyl flooring, complimentary splash back tiling, a UPVC double glazed window to front, a wall mounted radiator, and a ceiling light point.

Entrance Hallway:

With a wall mounted gas central heating thermostat, a wall mounted radiator, two ceiling light points, and doors off to;

Dining Area:

With a useful cupboard off, UPVC double glazed French doors to rear elevation leading to garden, and opening through to;

Downstairs W.C.:

With a modern flush low level W.C., a corner wall mounted pedestal wash hand basin with complimentary splash back tiling, a wall mounted radiator, an obscured UPVC double glazed window to front elevation, and a ceiling light point.

Lounge Area: 4.83m (15' 10") x 3.33m (10' 11")

With a wall mounted radiator, a UPVC double glazed window to rear elevation, and a ceiling light point.

Breakfast Kitchen: 2.59m (8' 6") x 4.49m (14' 9")

With a modern matching range of wall mounted cupboards and base units with wooden style doors, with a roll top work surface, with a stainless steel sink and a half unit with mixer taps, a gas hob, an electric oven, with an extractor hood over, space and plumbing for a washing machine, space for a

First Floor Landing:

With an airing cupboard off, a useful cupboard off, a ceiling light point, a loft hatch giving access to an insulated loft void, and doors off to;

Bedroom 1: 4.44m (14' 7") x 2.59m (8' 6")

With a UPVC double glazed window to rear elevation, a wall mounted radiator, and a ceiling light point.

Bedroom 2: 3.38m (11' 1") x 2.59m (8' 6")

With a UPVC double glazed window to front elevation, a wall mounted radiator and a ceiling light point.

Bedroom 3: 2.29m (7' 6") x 2.61m (8' 7")

With a UPVC double glazed window to front elevation, a wall mounted radiator, and a ceiling light point.

Family Bathroom:

With a modern white suite, comprising; a panelled bath with a mains shower and shower screen, a pedestal wash hand basin, a modern flush low level. W.C., a wall mounted radiator, complimentary splash back tiling, an obscured double glazed window to rear elevation, and a ceiling light point.

Rear Garden:

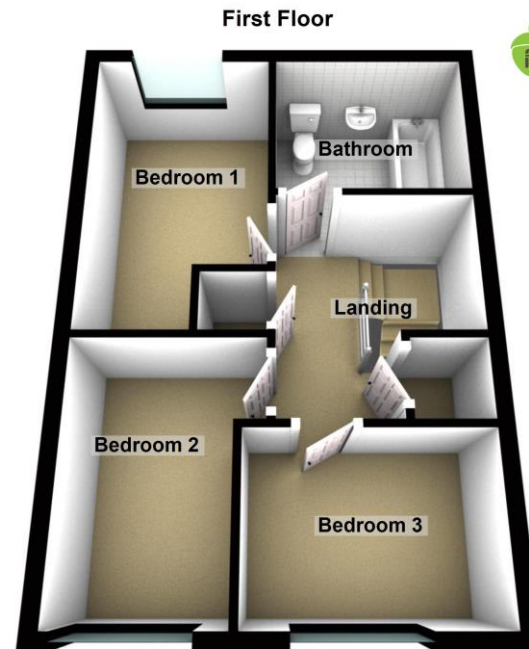
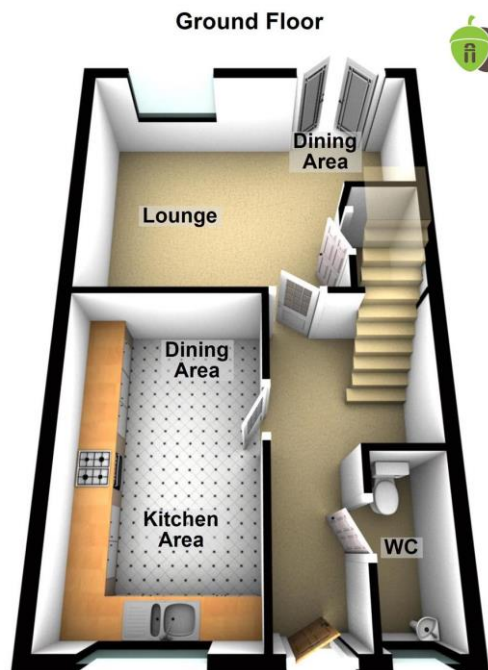
With a patio area for al fresco entertainment, leading onto a lawned area, enclosed within a fenced perimeter, with a secure rear gate, leading to;

Allocated Parking:

With two allocated parking spaces to rear elevation, with secure remote control gates.

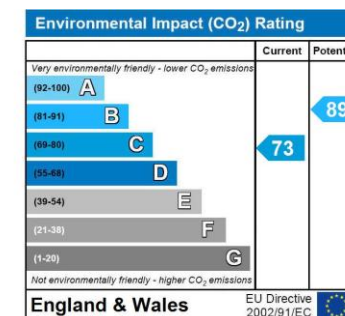
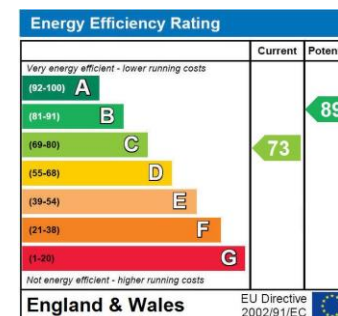
Tenure:

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors. However there is a £35.83 per month charge for each allocated parking space with the upkeep of the secure remote control gates.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Acorns & Co Estate Agents - 01922 716 605 – 07585 969 669 – info@acornsc.co.uk







In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Tenure details are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Acorns & Co.