



19 Crowther Road, Newbridge, Wolverhampton, WV6 0HZ

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A beautifully presented, terraced house, retaining many original features now allied with modern fitments, offering rooms of generous proportions with stunning, open views over playing fields to the rear

### LOCATION

Crowther Road is conveniently situated off the Tettenhall Road, close to a comprehensive range of shops at Newbridge with Tettenhall village within a short walking distance as are the wonderful open spaces of Upper and Lower Greens. There is excellent public transport to the City Centre and the area is well served by some of the most sought after schools both maintained and fee paying. Recreational facilities can be found at nearby Aldersley stadium and Newbridge Squash club.

### DESCRIPTION

19 Crowther Road has been improved over the years and offers spacious rooms typical of its period whilst retaining many fine original features now allied with modern fixtures and fitments. There is a traditional-style kitchen, two good-sized reception rooms, two double bedrooms and a superb bathroom incorporating a roll-top bath and a shower cubicle. Special attention has been made to the rear garden with patio seating area and many flowering shrubs, plants and trees. The house benefits from heritage-style double glazing to the majority of the windows.

### ACCOMMODATION

A covered PORCH giving access to the ENTRANCE HALL with a single glazed opaque panelled door leading into a HALLWAY with a Minton tiled floor, staircase rising to the first floor landing with decorative cornices and a door leading into the LOUNGE which has a single glazed bay sash style window to the front elevation with built in window storage seats, decorative coving, picture rail, living flame gas fire with ornate tiled back drop, mantle and wooden surround. The DINING ROOM has a built-in dresser with inset shelving and storage cupboards, a decorative fireplace, double glazed sash window to the rear elevation and door leading into the INNER LOBBY which has a single glazed wooden stable door, tiled floor, door leading to an under stairs storage cupboard and further door leading

to the KITCHEN. This is fitted to a very high standard with a range of wooden, hand-made base units with complementary granite work surfaces with inset one and a half bowl sink with stainless steel mixer tap, built in storage cupboard with inset shelving in the chimney, space for a fridge freezer, space for washing machine, integrated dishwasher, integrated double oven with gas hob and stainless steel extractor, wall mounted central heating boiler, tiled splash back, double glazed sash window to side elevation and part panelling to walls with spotlights.

The staircase rises to the first floor landing which has a wooden balustrade, built in storage cupboard with hanging rail and large loft access. The PRINCIPAL BEDROOM has two double glazed sash windows, Coalbrookdale fire and picture rail and is a good size. The SECOND BEDROOM is a good size with a Coalbrookdale fireplace, double glazed sash window to the rear and picture rail. The BATHROOM has a Coalbrookdale fireplace, freestanding clawfoot roll edge bath with shower attachment, freestanding shower cubicle, two pedestal wash hand basins with complementary mirrors, double glazed sash window to the rear elevation and part panelling to walls.

### OUTSIDE

There is a step leading to the front door with a hedge to the boundary, there is a covered access to the REAR GARDEN which has a gate leading to a gravelled patio with a shaped lawn and established borders, fencing and a gate leading onto the wide open space at the back, there is also a brick built storage cupboard.

### SERVICES

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND B - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall office.

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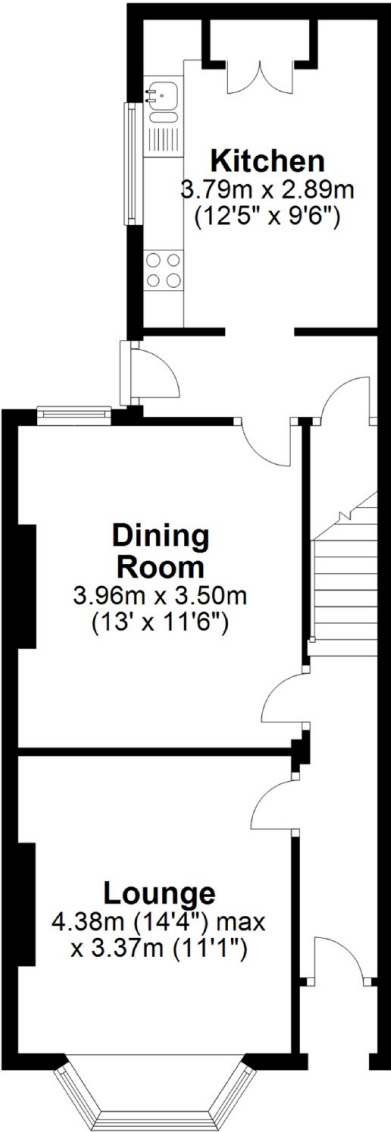
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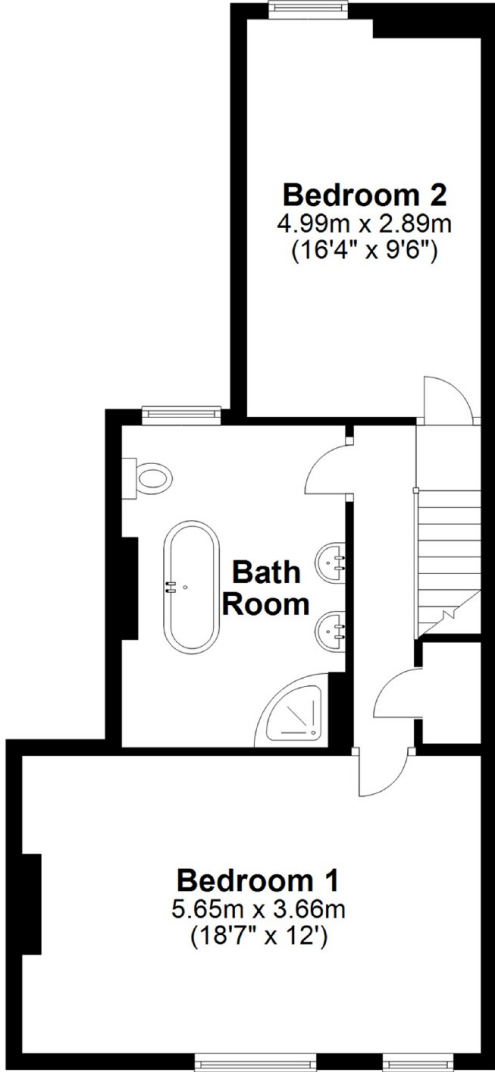
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

# 19 CROWTHER ROAD NEWBRIDGE



**Ground Floor**



**First Floor**

HOUSE: 103sq.m 1109sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE



