



36 Crossland Crescent  
Claregate,  
Wolverhampton,  
WV6 9JY

Asking Price Of £270,000

Est. 1934

# SWF



**SANDERS WRIGHT & FREEMAN**

Extended semi-detached home, well presented throughout and featuring a sitting room, spacious rear living room which opens out to a large well kept garden, extended breakfast kitchen, three generous bedrooms and shower room. Having a driveway for several vehicles the property is well located for local schools, public transport and access to the M54/I54.

#### **APPROACH**

The property is approached via a driveway providing off road parking for several vehicles. A gated side passage provides access to the rear garden.

#### **HALLWAY**

Staircase to the first floor landing, useful under stairs cupboard and doors to:

#### **SITTING ROOM 12' 0" x 11' 5" (3.67m x 3.48m)**

Double-glazed window to the front and radiator.

#### **LIVING ROOM 18' 4" x 13' 10" (5.6m max x 4.24m max, 2.64m min)**

Double-glazed window to the rear, radiator and double-glazed double doors providing access to the rear garden.

#### **EXTENDED KITCHEN 23' 10" x 8' 6" (7.27m x 2.6m max, 1.87m min)**

Double-glazed windows to the front and rear, two radiators, ceiling down lights and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit. Integral appliances include double oven, 5 ring gas hob, fridge freezer and microwave.

#### **FIRST FLOOR LANDING**

Loft access hatch and doors to:

#### **BEDROOM ONE 14' 2" x 12' 0" (4.34m x 3.68m into wardrobe)**

Double-glazed window to the front, radiator and fitted wardrobes.

#### **BEDROOM TWO 11' 10" x 10' 0" (3.63m x 3.06m into wardrobes)**

Double-glazed window to the rear, radiator and fitted wardrobes.

#### **BEDROOM THREE 8' 9" x 7' 11" (2.68m x 2.42m)**

Double-glazed window to the rear and radiator.

#### **SHOWER ROOM**

Double-glazed obscure window to the front, towel rail and suite comprising close-coupled w.c, pedestal wash hand basin and shower enclosure.

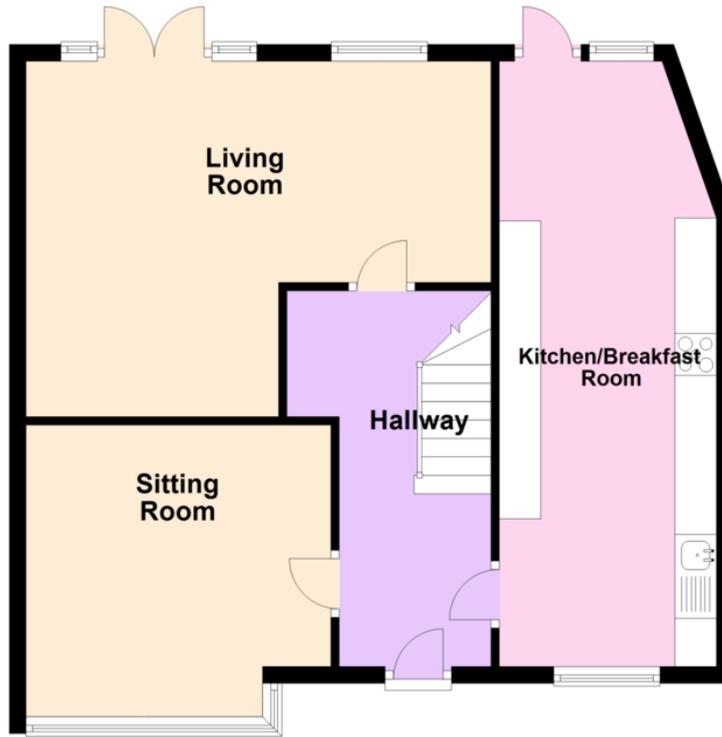
#### **REAR GARDEN**

To the rear of the property is a large well kept garden patio area and extensive lawned areas.

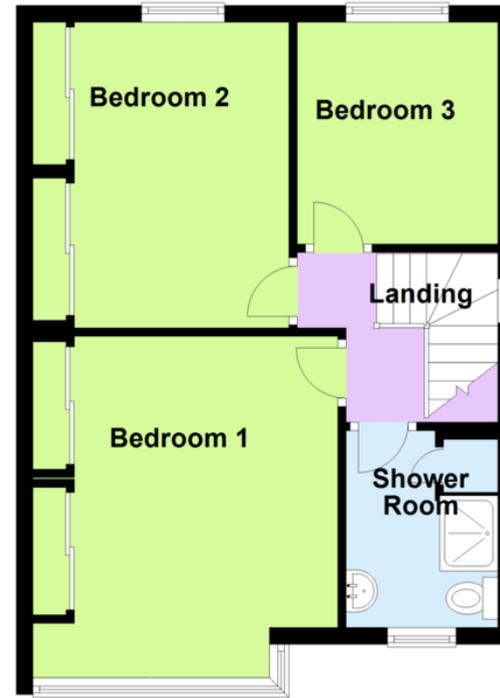


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Ground Floor



First Floor



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