



15 Crossland Crescent, Claregate, Wolverhampton, WV6 9LG

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An extended semi-detached family home standing in a sought after residential area within easy reach of amenities and with excellent schooling nearby. The property has been extended to the rear on the ground floor to create an outstanding living / family / kitchen area.

LOCATION

The property stands in a quiet, convenient situation within walking distance of the local facilities available within Claregate itself together with the further amenities of Newbridge Shopping Parade and Tettenhall Village being nearby. There is easy travelling to the city centre and the area is particularly well served by schooling in both sectors.

DESCRIPTION

15 Crossland Crescent is a substantial, semi-detached family home providing well proportioned living accommodation over both ground and first floors. The house has been the subject of many works of improvement over recent years and, whilst there are further finishing works required, the house is a superb prospect within a sought after location.

The property benefits from double glazed windows, gas fired central heating with a Worcester Boiler and well appointed kitchen and bathroom suites.

ACCOMMODATION

An enclosed PORCH leads to the HALL with tiled flooring, inset ceiling lighting and under stairs storage cupboard. There is a LOUNGE / BEDROOM FOUR with a double glazed bay window to the front and laminated flooring. There is a fine, open plan KITCHEN / DINING / FAMILY ROOM with a kitchen area fitted with a range of wall and base mounted units, a twin ceramic sink, space for a range style cooker, plumbing for a washing machine and dishwasher, space for a tumble dryer, double glazed atrium style roof, double glazed doors and windows to the rear, inset ceiling lighting, part tiled / laminated flooring.

Stairs from the hall rise to the first floor landing with access to the loft space and laminated flooring. BEDROOM ONE has a double glazed bay window to the front and laminated flooring. BEDROOM TWO has a double glazed bay window and laminated flooring and BEDROOM THREE has a double glazed window to the front. The BATHROOM is a well appointed white suite with a panelled bath with shower over, WC and vanity unit with wash basin and cupboards beneath, tiled walls, laminated flooring and a double glazed window.

OUTSIDE

The property stands behind a paved DRIVEWAY to the front with a gravelled area to the side and access to the side STOREROOM with double doors to the front and a rear door.

To the rear of the property is a superb GARDEN with an extensive lawn, gravelled area and further area to be finished with a substantial timber SUMMER HOUSE to the rear which is available by separate negotiation.

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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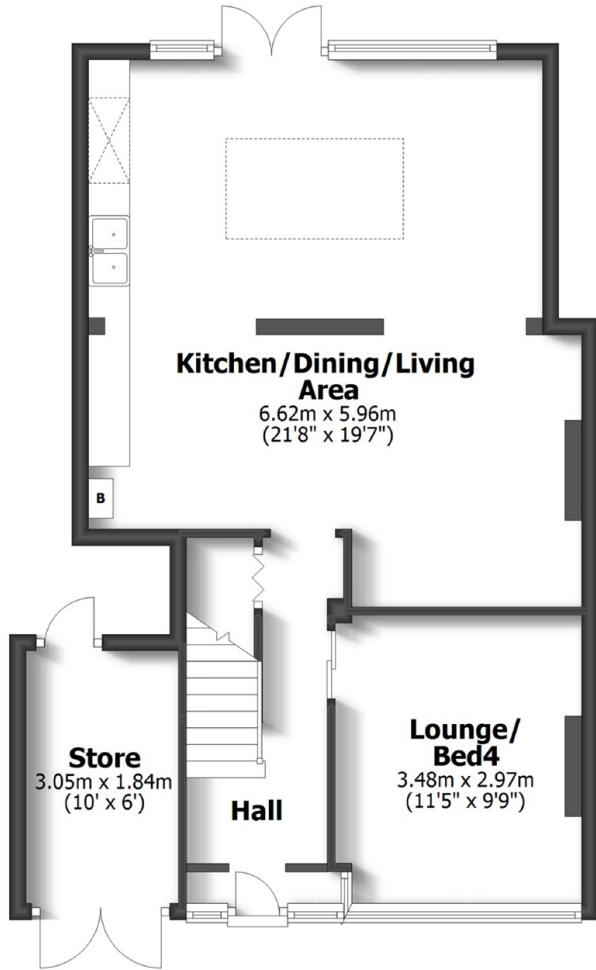
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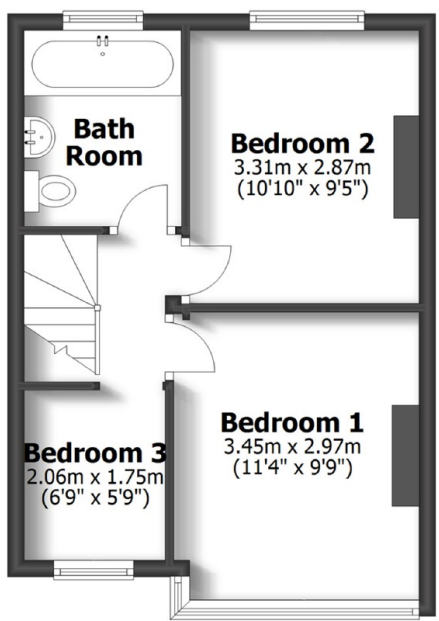
EPC: F

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.

15 CROSSLAND CRESCENT
CLAREGATE



Ground Floor



First Floor

HOUSE: 86.2sq.m. 928sq.ft.
STORE: 5.6sq.m. 60sq.ft.
TOTAL: 91.8sq.m. 988sq.ft.

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



