





35 WESTACRE CRESCENT

WOLVERHAMPTON, WV3 9AJ

£270,000

FREEHOLD

An impressive and extended three-bedroom semi-detached home, occupying a highly sought-after location and ideally positioned for a range of local amenities, including well-regarded schools, shops and public transport links. The wider amenities of both Compton and Wolverhampton are also within easy reach.

Having been improved by the current owners, the property offers spacious, well-proportioned accommodation throughout. The layout briefly comprises an entrance porch, generous living room, dining kitchen, versatile entertainment room, utility room and ground floor WC. To the first floor are three well-sized double bedrooms, a shower room and a separate bathroom, with the added benefit of useful loft space.

SWF Est. 1934 SANDERS WRIGHT & FREEMAN

35 WESTACRE CRESCENT

• Extended Three-Bedroom Semi-Detached Family Home • Situated In A Highly Sought-After Residential Location • Spacious And Well-Proportioned Accommodation Throughout • Generous Living Room And Dining Kitchen • Versatile Entertainment Room • Separate Utility Room And Ground Floor WC • Three Double Bedrooms, Shower Room And Separate Bathroom • Enclosed Rear Garden And Useful Double Garage • Side Driveway Providing Ample Off-Road Parking • EPC = D





An impressive and extended three-bedroom semi-detached home, occupying a highly sought-after location and ideally positioned for a range of local amenities, including well-regarded schools, shops and public transport links. The wider amenities of both Compton and Wolverhampton are also within easy reach.

Having been improved by the current owners, the property offers spacious, well-proportioned accommodation throughout. The layout briefly comprises an entrance porch, generous living room, dining kitchen, versatile entertainment room, utility room and ground floor WC. To the first floor are three well-sized double bedrooms, a shower room and a separate bathroom, with the added benefit of useful loft space.

Externally, the property boasts an enclosed rear garden, a double garage and a driveway providing valuable off-road parking.

APPROACH

The property is approached via steps leading down to a paved area, complemented by raised lawn sections. To the side, a private driveway provides convenient off-road parking.

ENTRANCE PORCH

Door to the living room.

LIVING ROOM

Double glazed window to the front, two double glazed windows to the rear, staircase to the first floor landing, under stairs cupboard, two radiators and door to the dining kitchen.

DINING KITCHEN

Double glazed window to the front, double glazed window to the rear, part tiled walls, radiator and a range of contemporary wall, drawer and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. There is space for various household appliances including a cooking range, American style fridge freezer and plumbing for a dishwasher. A door provides access to the entertainment room.

ENTERTAINMENT ROOM

A versatile and adaptable room offering a variety of potential uses, currently arranged as a bar and entertainment room. The space benefits from double-glazed windows to the rear, recessed downlighting and a fitted bar with shelving behind, creating an ideal setting for entertaining friends and family.

UTILITY ROOM

Double glazed windows to the rear, space for further household appliances and a sliding door to the ground floor w.c. Double glazed doors open out to the rear garden.

GROUND FLOOR W.C

Double glazed obscure window to the rear, low level w.c and wash hand basin with vanity unit beneath.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

Double glazed windows to the front and side, radiator and a sliding mirror door provides access to a useful dressing area.

DRESSING AREA

Double glazed window to the rear and fitted clothes rail.

BEDROOM TWO

Two double glazed windows to the front, radiator and a door

providing access to stairs to the loft space which is boarded and has lighting.

BEDROOM THREE

Double glazed windows to the rear, radiator and built in storage cupboard.

SHOWER ROOM

Double glazed obscure window to the rear, towel rail, part tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and corner shower enclosure.

BATHROOM

Radiator, part tiled walls, panelled bath and pedestal wash hand basin.

REAR GARDEN

To the rear of the property is a generously proportioned garden, arranged with a combination of paved and lawned areas, providing plenty of space for outdoor enjoyment and entertaining. A raised decked seating area is positioned to the far end of the garden. A side gate offers convenient access to the driveway, while a sliding door provides direct access to the garage.

DOUBLE GARAGE

Up and over door to the front, power points and lighting.

PARKING

A driveway to the side of the property provides off road parking.

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 C.

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

35 WESTACRE CRESCENT








Cocktails & Dreams
WHAT HAPPENS HERE STAYS HERE!
BACARDI
WARNING DARTS ZONE
FOSTER'S
PUB
BAR
SONY



35 WESTACRE CRESCENT

ADDITIONAL INFORMATION

Local Authority – Wolverhampton

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold

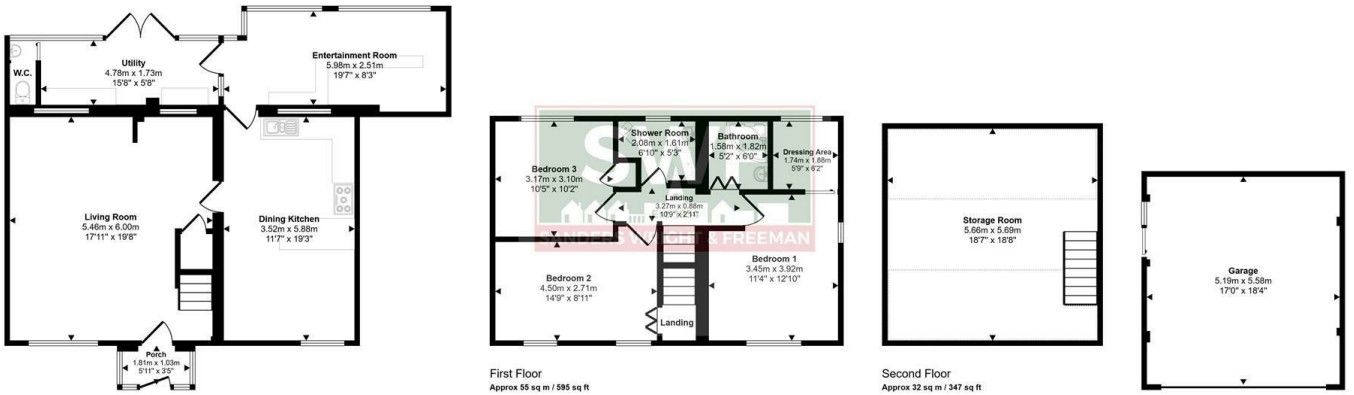








Approx Gross Internal Area
202 sq m / 2170 sq ft



Ground Floor
Approx 85 sq m / 916 sq ft

First Floor
Approx 55 sq m / 595 sq ft

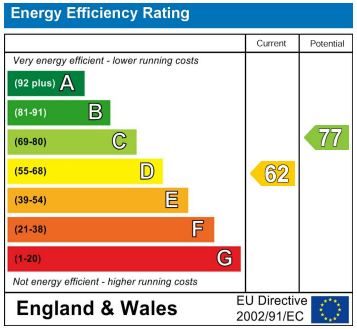
Second Floor
Approx 32 sq m / 347 sq ft

Garage
Approx 29 sq m / 312 sq ft

Denotes head height below 1.5m

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.





SWF Est. 1934
SANDERS WRIGHT & FREEMAN

Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902575555
enquiries@swfestateagents.co.uk
https://www.swfestateagents.co.uk

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