



57 Mason Crescent, Penn, Wolverhampton, West Midlands, WV4 4DT

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Superb extended detached residence in favoured part of Penn.

## LOCATION

Mason Crescent is most pleasantly situated benefitting from a lovely rear garden backing on to Windsor Avenue playing fields. The property is ideally located for access on to the main A449 which provides good access into Wolverhampton City centre and towns and villages further afield. There are local shops and schools available within Penn.

## DESCRIPTION

This charming property benefits from radiator central heating and majority UPVC double glazing, driveway, garage and spacious rear garden that backs onto Windsor Park.

## ACCOMMODATION

Entrance to this delightful home is made via a gravelled driveway to front canopy with down lighters and into PORCH with windows, tiled floor and door to RECEPTION HALL having inset ceiling spot lights, coved ceiling and radiator. The LOUNGE has a walk-in bay window to the front, gas fire, coved ceiling and wiring for wall lights. the DINING ROOM has a feature fireplace with living flame gas fire, ceiling spotlights and opening into CONSERVATORY having wood flooring, power points, radiator, lights and double doors opening to the rear garden.

The KITCHEN has a range of wall and base units with roll edge work surfaces, integrated double oven and gas hob, stainless steel extractor hood, tiled splash backs, tiled floor, dishwasher, walk-in pantry with shelves and light. Glazed door to UTILITY with a range of wall and base units with roll edge work surfaces, combination boiler and plumbing for washing machine. Door to GUEST CLOAKROOM comprising W.C., pedestal wash basin and ceiling light.

Stairs rise from the hallway to FIRST FLOOR LANDING with window to the side, loft hatch, coved ceiling and inset ceiling spot lights. BEDROOM ONE has a window to the front and mirror fronted wardrobes. BEDROOM TWO has a window to the rear and mirror fronted wardrobes. BEDROOM THREE has a window to the front and the BATHROOM comprises W.C.,

pedestal wash hand basin, corner bath, glazed shower cubicle, inset ceiling spot lights, coved ceiling, fully tiled walls and windows to side and rear.

## OUTSIDE

To the front of the property is a driveway leading to garage with doors to the front, ceiling light, power point, tap and rear door to utility. The spacious, well presented rear garden backs onto Windsor Park and comprises patio, lawn, borders, exterior lighting and tap.

## SERVICES

Verification should be obtained from your surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Wolverhampton City Council. BAND: D

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING

Contact the WOMBOURNE OFFICE

## DIRECTIONS

Travelling out of Wolverhampton along the A449 Penn Road at the traffic lights after the Rose & Crown Public House turn right into Pinfold Lane and second right into Linton Road. Take the second right into Mason Crescent and the property can be found on the right hand side.

13/15 High Street  
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Wolverhampton  
WV6 8QS  
01902 747744

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22/23 Whitburn Street  
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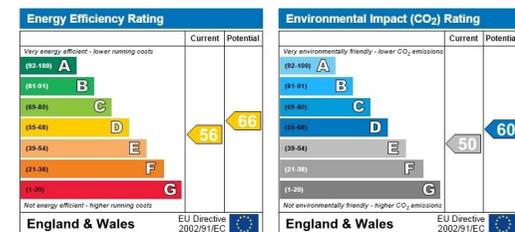
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01902 326366

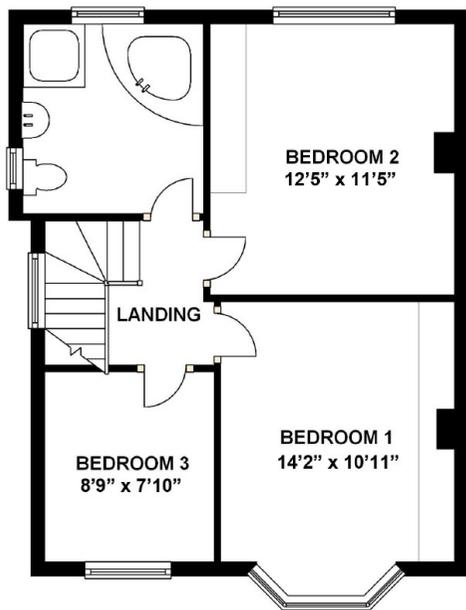
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£259,950



**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.

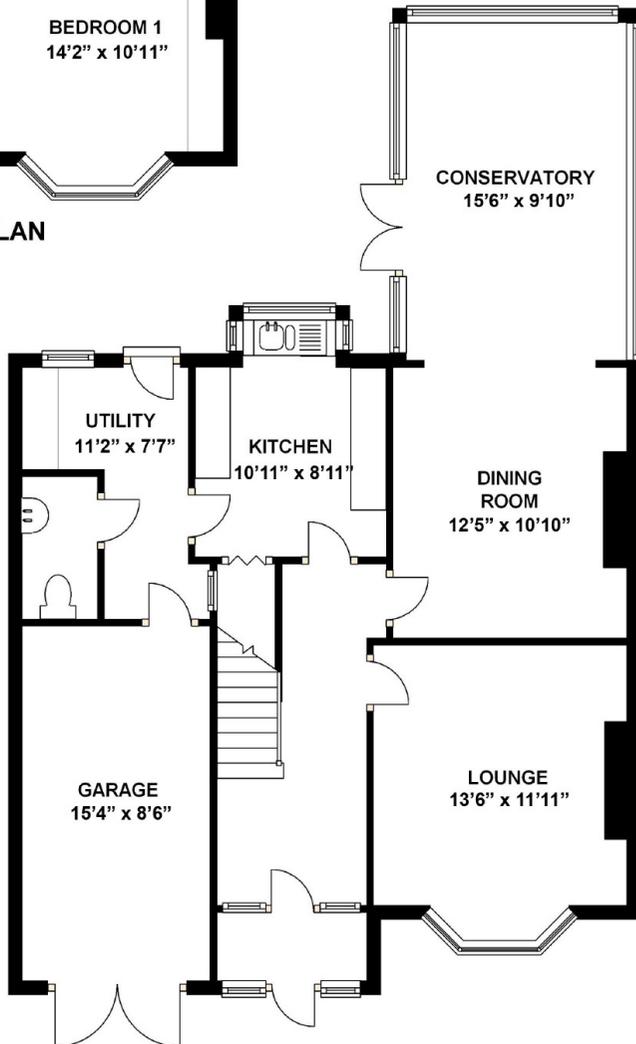


**FIRST FLOOR PLAN**

**57 MASON CRESCENT  
PENN**

Approx Overall Floor Area  
126sq.m 1354sq.ft.  
(including garage)

FOR IDENTIFICATION ONLY  
NOT TO SCALE



**GROUND FLOOR PLAN**



