10 Waverley Crescent, Lanesfield, Wolverhampton, West Midlands, WV4 6PS

BERRIMAN
EATON

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WOMBOURNE OFFICE
EPC: D

LOCATION

Waverley Crescent is a popular road situated in Lanesfield within easy reach of the Birmingham New Road, which is a major commuter road giving access to into Wolverhampton City Centre, Dudley and Birmingham City, which has reliable and frequent public transport. The area is well served by a variety of local schools including Hill Avenue Academy, Little Pioneers Nursery & Pre-school and Dormston Secondary School all within walking distance. There is also a selection of local amenities available nearby in Sedgley and Bilston.

DESCRIPTION

10 Waverley Crescent is a traditionally appointed semi-detached property with a large and generous driveway affording off road parking for multiple vehicles, tandem garage and enclosed, private and well established rear garden. The internal accommodation briefly comprises entrance hall, open plan living and dining room, breakfast kitchen and cloakroom/wc to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed via a uPVC door with opaque inserts and opaque side panel. There is a radiator, an understairs storage cupboard housing the meters and the staircase rises to the first floor landing. The LIVING ROOM has a wooden feature fireplace with inset electric fire and marble hearth, two radiators, wall light points, coved ceiling and double glazed windows to the front and rear elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset single drainer stainless steel sink unit with mixer tap. There is space for a slot-in cooker and fridge freezer. Tiled walls and floor, radiator and a double glazed window to the rear elevation. The LOBBY has a double glazed door with opaque panels leading to the rear garden and a door into the garage. The TANDEM GARAGE has space and plumbing for a washing machine and tumble dryer. It has wooden double opening doors and a side CLOAKROOM with low level W.C., pedestal wash hand basin and a double glazed opaque window to the rear elevation.

The staircase rises to the first floor LANDING with a double glazed opaque window to the side elevation and loft access. The BATHROOM is fitted with a contemporary white suite comprising panelled bath, pedestal wash hand basin and low level W.C. Chrome heated ladder towel rail, tiled walls, double glazed opaque window to the rear elevation and an Airing Cupboard with fitted shelving and houses the wall mounted central heating boiler. BEDROOM ONE has a double glazed walk-in bay window to the front elevation and a radiator. BEDROOM TWO has a double glazed window to the rear elevation and a radiator. BEDROOM THREE has a double glazed window to the front elevation and a radiator.

OUTSIDE

The property has a block paved driveway in a herringbone style and provides ample off road parking for several vehicles and gives access to the garage. There is a small planted border. The rear garden has a full width paved patio area. There are steps up to the lawn area through a decorative wooden gate and additional steps up to a further lawn area. There are well established planted borders and a shrub and conifer boundary.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed

COUNCIL TAX

BAND C – Wolverhampton CC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£250,000

EPC: D

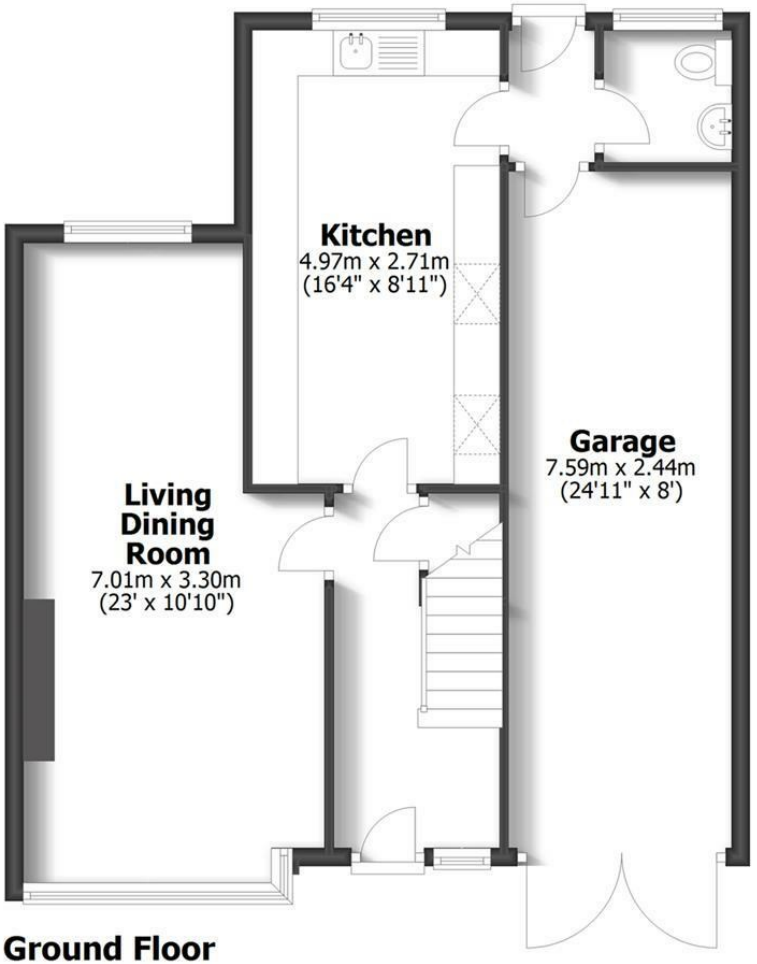
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

10 Waverley Crescent

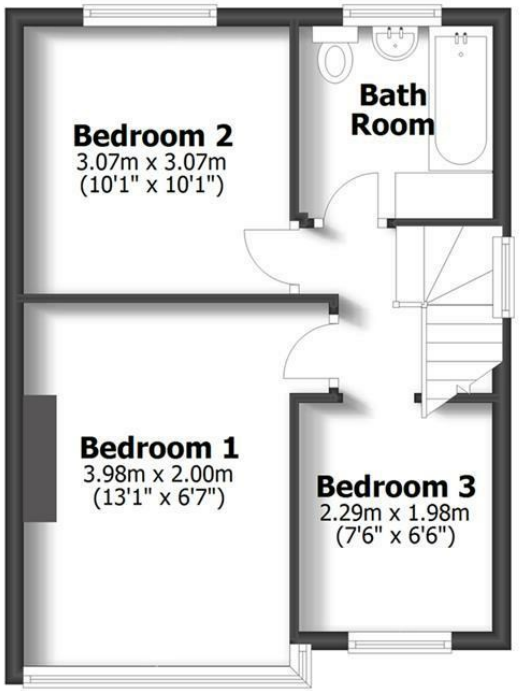
Lanesfield

HOUSE:	80.9sq.m.	871sq.ft.
GARAGE:	18.5sq.m.	200sq.ft.
TOTAL:	**99.4sq.m.**	**1071sq.ft.**

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



Ground Floor



First Floor