



19 Tudor Crescent, Wolverhampton, WV2 4PX

BERRIMAN
EATON

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Tudor Crescent is a traditionally appointed detached family home with off road parking, garage and an enclosed rear garden. The internal accommodation briefly comprises two reception rooms, conservatory, sitting room, fitted kitchen, utility room and downstairs cloakroom/wc to the ground floor. To the first floor there are three bedrooms, two of which are fitted with wash hand basins, and a shower room/wc. The property benefits from double glazing and central heating.

EPC :
WOMBOURNE OFFICE

LOCATION

Tudor Crescent is a quiet cul-de-sac standing off Rookery Lane, Penn which is a popular and convenient address. There are regular bus services running along the A449 Penn Road into Wolverhampton City Centre with its wide array of shopping and leisure facilities together with local shops and amenities on the Penn Road including doctors and dentists surgeries. Furthermore, the area is well served by schooling of high repute for all age groups.

DESCRIPTION

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ACCOMMODATION

The enclosed ENTRANCE PORCH has a wooden door with stained glass leaded panel, a single glazed opaque window to the side elevation and a quarry tiled floor. The ENTRANCE HALLWAY is accessed via a composite door with opaque double glazed panel and has oak flooring, radiator, plate rack, a stained glazed single glazed opaque window to the side elevation and the staircase rising to the first floor landing. There is an understairs LARDER which has a radiator and a porthole stained glass leaded window. The LIVING ROOM has an Adam style feature fireplace with an inset electric fire and marble hearth radiator, coved ceiling, dado rail, double glazed leaded bay window to the front elevation. The DINING ROOM has a brick feature fireplace with inset electric fire and tiled hearth, beamed ceiling, plate rack, radiator and French doors leading to the conservatory. The CONSERVATORY has a polycarbonate roof, double glazed windows and French doors leading to the rear garden. A uPVC door leads into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces with inset 1½ bowl scratch resistant sink unit and mixer tap. Integrated double oven, four ring gas hob with pull-out extractor, integrated fridge and dishwasher. Tiled floor, radiator, a double glazed window to the rear elevation and a wooden door into the UTILITY which has a wall mounted Worcester Bosch central heating boiler, space and plumbing for washing machine and tumble dryer and space for an additional fridge. Fitted shelving, a double glazed door to the front elevation and a single glazed door to the rear garden. The downstairs CLOAKROOM has a low level W.C., corner wash hand basin and a double glazed opaque window to the rear elevation. The SITTING ROOM has a picture rail, coved ceiling, radiator and a double glazed window to the side elevation.

The staircase rises to the first floor LANDING with a double glazed opaque leaded window, wooden balustrades and a large loft access. The SHOWER ROOM is fitted with a contemporary white suite and comprises a large walk-in curved shower cubicle with multi headed shower, vanity wash hand basin and low level W.C. airing cupboard with fitted shelving, radiator, part tiled walls, chrome heated ladder towel rail, spotlights and a double glazed opaque window to the side elevation. BEDROOM ONE has a double glazed leaded bay window to the front elevation, dado rail, coved ceiling, radiator and a pedestal wash hand basin with tiled splash back. BEDROOM TWO has a picture rail, radiator, pedestal wash hand basin with tiled splash back and a double glazed leaded bay window to the rear elevation. BEDROOM THREE has a radiator, picture rail and a double glazed leaded window to the rear elevation.

OUTSIDE

There are steps leading to the front of the property with a raised planted border. A tarmac driveway provides off road parking and gives access to the TANDEM GARAGE. The rear garden has block paved steps leading from the Conservatory to a two tiered lawn area with well stocked and well established borders, a pathway leads to a rear paved seating area with well established trees and there is fencing to the boundary.

TENURE FREEHOLD

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

COUNCIL TAX BAND E – Wolverhampton CC

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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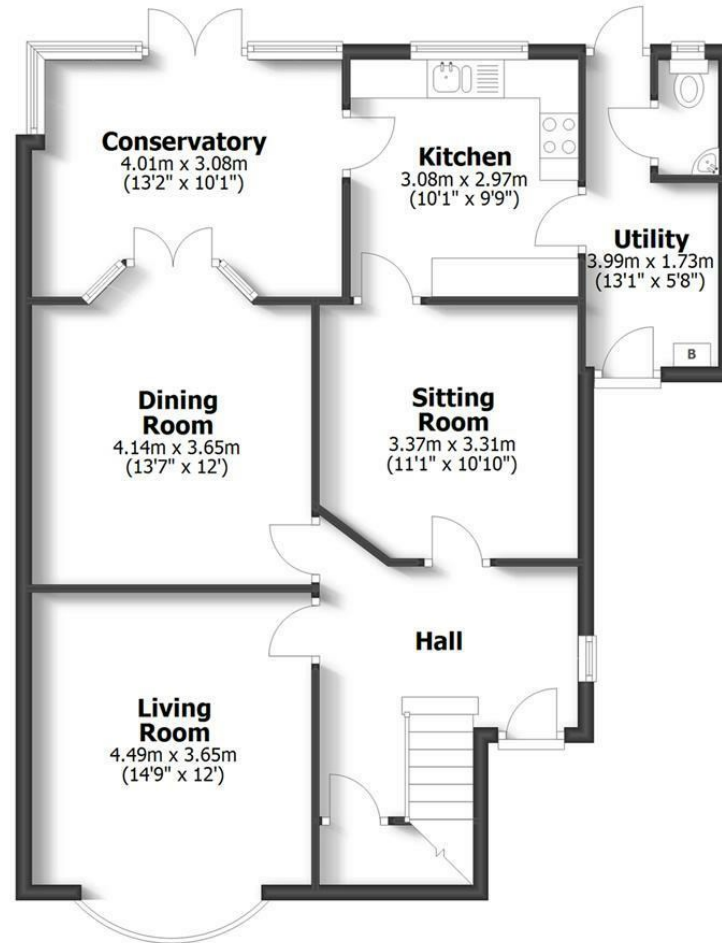
Offers Around
£395,000

EPC:

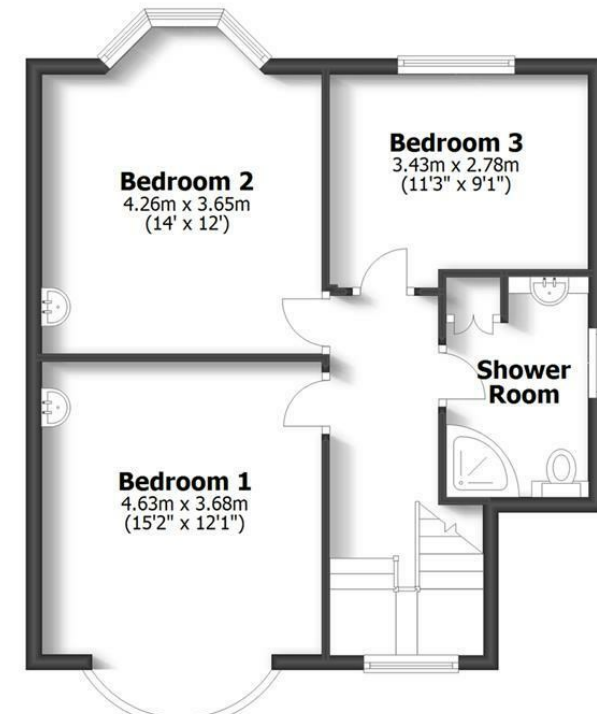
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**19 TUDOR CRESCENT
PENN**



Ground Floor



First Floor

HOUSE: 133.7sq.m. 1439sq.ft.
 GARAGE: 29.5sq.m. 318sq.ft.
TOTAL: 163.2sq.m. 1757sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

