



16 Crowther Road, Wolverhampton, West Midlands, WV6 0JA

BERRIMAN
EATON

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A generously proportioned three-bedroom detached property, well maintained by the current owner and offering tastefully appointed accommodation throughout situated on a good size plot, in a convenient location.

LOCATION

Crowther Road is conveniently situated off the Tettenhall Road, close to a comprehensive range of shops at Newbridge and Tettenhall village within a short walking distance as are the wonderful open spaces of Upper and Lower Greens. There is excellent public transport to the City Centre and the area is well served by some of the most sought after schools both maintained and fee paying. Recreational facilities can be found at nearby Aldersley stadium and Newbridge Squash club.

DESCRIPTION

16 Crowther Road offers tastefully appointed accommodation throughout, comprising a lounge, open-plan living/dining/ kitchen, a separate utility room and a guest cloakroom. To the first floor are three good sized bedrooms and a modern family bathroom suite. The property benefits from off-street parking for several vehicles having electric car charging point and a well-maintained rear garden that enjoys a good degree of privacy

ACCOMMODATION

A double glazed door with side panel opens into the PORCH with a further door opening into the HALL with Karndean flooring and understairs storage cupboard. The LOUNGE features an ornamental fireplace and double glazed bay window to the front. The open plan LIVING/DINING/KITCHEN comprises a comprehensive range of wall and base mounted cabinetry with fitted granite working surface and tiled splash back, a range cooker with extractor fan above, sink and drainer, integrated under counter fridge and dishwasher, double glazed skylights and French doors to the rear, a wall mounted gas boiler, inset log burner and double glazed sliding doors to the CONSERVATORY having double glazed windows and French doors to the rear. The UTILITY has space for a fridge freezer, washing machine and tumble dryer and GUEST CLOAKROOM with WC, wash hand basin and double glazed window.

Stairs with wooden balustrade rise to the LANDING with double glazed window to the side elevation. BEDROOMS ONE and TWO comprise double rooms with double glazed window and BEDROOM THREE is a good size room with double glazed window. The BATHROOM has a bath and separate shower cubicle with rainfall shower, WC, wash hand basin, heated towel radiator and double glazed window to the rear elevation.

OUTSIDE

The property stands with an attractive frontage, behind a DRIVEWAY providing off street parking and a GARAGE with ample storage space. Gated side access to the REAR GARDEN with a paved patio, steps to the shaped lawn, a range of shrubbery, stocked beds and borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
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 check availability and speeds.

The long term flood defences website shows very low risk.

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Lettings Office

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Bridgnorth Office

01746 766499

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Wombourne Office

01902 326366

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www.berrimaneaton.co.uk

Offers Around
£408,000

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.



**16 CROWTHER ROAD
NEWBRIDGE**

HOUSE: 131sq.m. 1410sq.ft.
 GARAGE: 10.7sq.m. 115sq.ft.
TOTAL: 141.7sq.m. 1525sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



