



156 Westacre Crescent, Wolverhampton, WV3 9AZ

BERRIMAN
EATON

156 Westacre Crescent, Wolverhampton, WV3 9AZ

A well maintained three bedroom terraced property situated in a convenient location with off street parking and a pleasant rear garden.

LOCATION

Westacre Crescent is located off White Oak Drive which is a popular spot close to Finchfield Hill and Castlecroft Road on the West side of Wolverhampton with excellent access to the local schools including Westacre Infants School, Uplands Junior School and Castlecroft Primary. There is a range of shops and facilities close by in Finchfield with Compton nearby together with bus routes both in and out of Wolverhampton City Centre.

DESCRIPTION

156 Westacre Crescent offers well-proportioned accommodation over both ground and first floors with a good size lounge, kitchen, three bedrooms and a house bathroom. The property benefits from double glazing and gas fired central heating. There is off street parking to the front and a well maintained delightful garden to the rear.

ACCOMMODATION

The front door opens into the HALL with laminate flooring and a door to the LOUNGE which is a generous size having a double glazed window to the front and sliding doors to the rear, wiring for wall lights and a feature fireplace with a gas fire. From the hall a glazed door opens into the KITCHEN comprising wall and base mounted units, a sink and drainer, an integrated oven with a gas hob and extractor above, there is space for a fridge freezer, an under stairs cupboard and separate storage cupboard and a double glazed window and door to the rear.

Stairs rise to the first floor LANDING having a double glazed window to the rear and a built in airing cupboard. BEDROOMS ONE AND TWO are both double rooms in size with double glazed windows to the front elevation and BEDROOM THREE has a window to the rear. The BATHROOM has a panelled bath, a WC, wash basin and a double glazed rear window.

OUTSIDE

The property has a DRIVEWAY to the front providing off street parking and steps leading to a paved pathway to the front door. There is side access to the REAR GARDEN which is laid to lawn with a paved patio, shrubbed borders and brick built store providing ample storage space.

We are informed by the Vendors that all mains services are connected COUNCIL TAX BAND B – 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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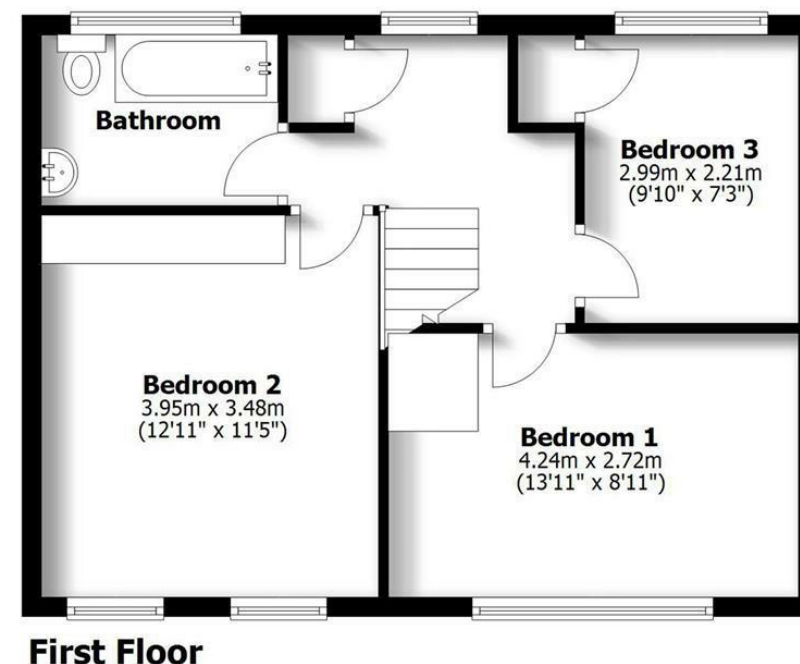
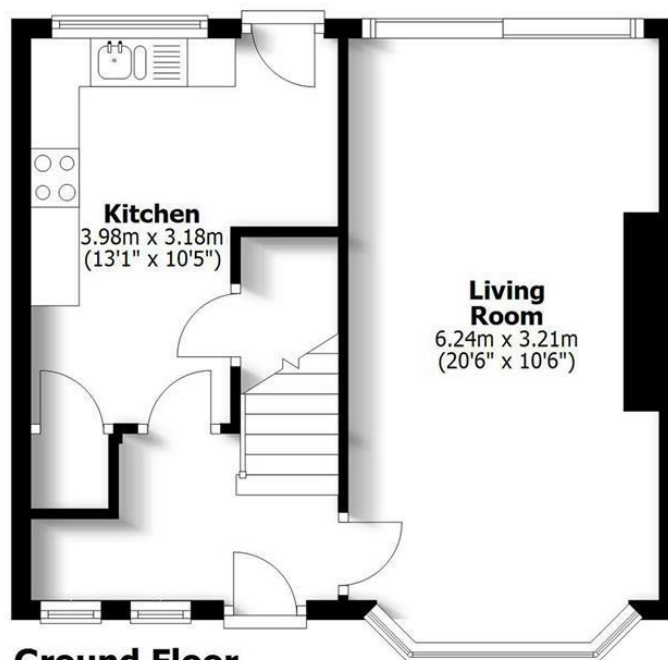
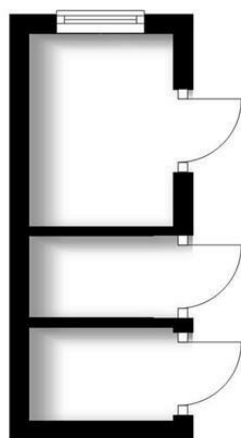
Offers Around
£199,950

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.



156 Westacre Crescent Wolverhampton



HOUSE: 83.5sq.m. 899sq.ft.
OUTBUILDINGS: 6.0sq.m. 64sq.ft.
TOTAL: 89.5sq.m. 963sq.ft.

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

