

8 Crabtree Close, Wolverhampton, WV4 6PU

BERRIMAN EATON



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This is an immaculately presented detached family home which has undergone major extension and enhancement during the current owners tenure. There is a good sized drive affording off road parking and a landscaped rear garden with a detached gym/home office. The internal accommodation briefly comprises porch, entrance hall, open plan kitchen and family area, sitting room with vaulted ceiling, downstairs cloakroom, laundry and study/ bedroom 5 to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, three further bedrooms with fitted furniture and a stylish family bathroom. The property benefits from central heating, double and triple glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Crabtree Close is a modern small Development of detached family homes situated close to the Birmingham New Road which gives convenient access to Wolverhampton and neighbouring towns and cities. There are regular buses and the property is situated close to both Wolverhampton and Coseley Train Stations. Spring Vale Primary School is also situated close by and is of excellent repute.

DESCRIPTION

This is an immaculately presented detached family home which has undergone major extension and enhancement during the current owners tenure. There is a good sized drive affording off road parking and a landscaped rear garden with a detached gym/home office. The internal accommodation briefly comprises porch, entrance hall, open plan kitchen and family area, sitting room with vaulted ceiling, downstairs cloakroom, utility and study/ bedroom 5 to the ground floor. To the first floor there is a principal bedroom with en-suite shower room, three further bedrooms with fitted furniture and a stylish family bathroom. The property benefits from central heating, double and triple glazing.

ACCOMMODATION

The PORCH has a composite door with triple glazed leaded inserts, triple glazed panels to the side elevation and tiled floor. A further composite door with double glazed leaded inserts gives access into the ENTRANCE HALL which has a double glazed opaque window to the side elevation, staircase rising to the first floor landing, radiator and tiled floor. The KITCHEN/FAMILY ROOM has triple glazed window to the front and double glazed window to the rear elevation, a range of high quality wall and base units with complementary Quartz work surfaces with central island which incorporates a breakfast bar. There is a one and a half sink and drainer with mixer tap, integrated appliances including a 5 ring gas hob with fitted extractor, dishwasher, wine cooler, two fridges and a waste management system. There are double glazed French doors onto the rear garden, two radiators, spotlights, tiled floor and an understairs storage cupboard. There is an inner lobby which has access to the SITTING ROOM which has a vaulted ceiling with two double glazed skylights, double glazed windows to the rear elevation and double glazed French doors onto the rear garden. There is a media wall with electric panoramic fireplace, underfloor heating, fitted air conditioning unit and a vertical radiator. The CLOAKROOM has a low level WC, wall mounted central boiler, double glazed opaque window to the side elevation and radiator. The UTILITY has plumbing and space for a washing machine and tumble dryer and a door into the STUDY/BEDROOM 5 which has a triple glazed bay window to the front elevation.

The staircase rises to the FIRST FLOOR LANDING which has a loft access, radiator and an air conditioning ceiling vent. The PRINCIPAL BEDROOM has a triple glazed window to the front elevation, a range of fitted wardrobes with overhead storage, mirrored cupboard, dressing table, spotlights and door into the EN-SUITE SHOWER ROOM which has a walk in cubicle, low level WC, pedestal wash hand basin, triple glazed opaque window to the front elevation, spotlights and part tiling to the walls. DOUBLE BEDROOM 2 has triple glazed window to the front elevation, radiator and a range of fitted and bespoke bedroom furniture with overhead storage. DOUBLE BEDROOM 3 has a double glazed window to the rear elevation, fitted bedroom furniture including bed frame, desk, wardrobes and storage; and radiator. BEDROOM 4 has a double glazed window to the rear elevation, fitted wardrobes with overhead storage and radiator. The FAMILY BATHROOM is fitted with a white suite which comprises a bath with multi headed shower over, glazed screen and wall mounted recessed TV, vanity wash hand basin with mixer tap which incorporates the low level WC, double glazed opaque window to the rear elevation, chrome heated ladder towel rail, spotlights and tiling to the walls.

OUTSIDE

To the front of the property there is a blocked paved DRIVEWAY affording off road parking with an astro turfed lawn and metal railing to the border. There is a UPVC double glazed door which gives access to a side passage which leads to the REAR GARDEN. This has been landscaped and benefits from a block paved patio area with steps leading to a raised seating area with decking, astro turf and a walled and fenced boundary. The detached CABIN/GYM has double glazed opaque window to the side elevation, double glazed sliding patio door, double glazed French door, spotlights, heating and power.

ESTATE CHARGE

There is an estate charge for the maintenance of the communal grounds which is approximately £100 per annum and is under the residents control.

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 WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / 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
The long term flood defences website shows very low risk

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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 In The Region Of
£440,000

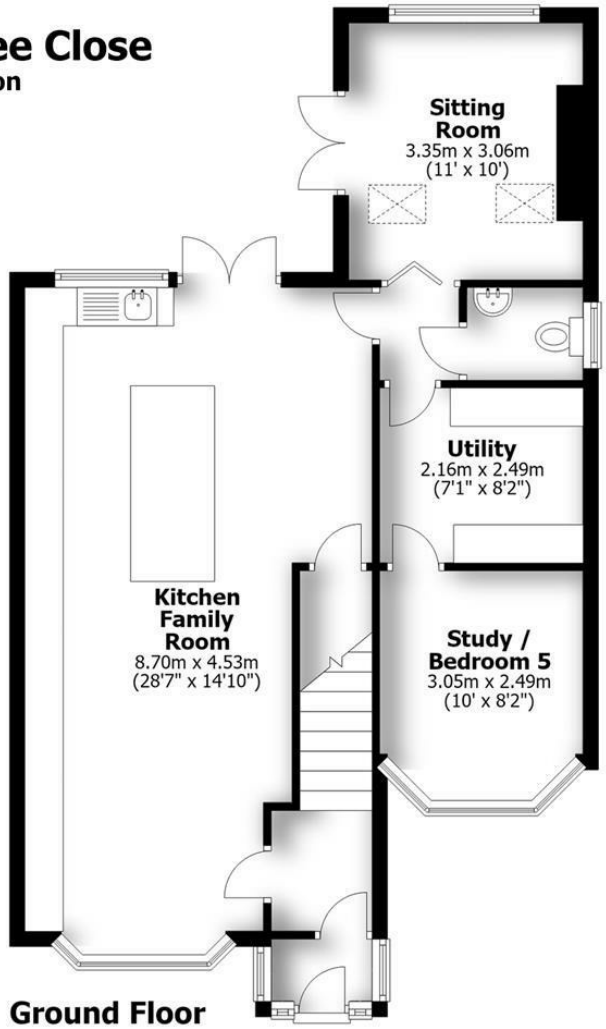
EPC: C

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.

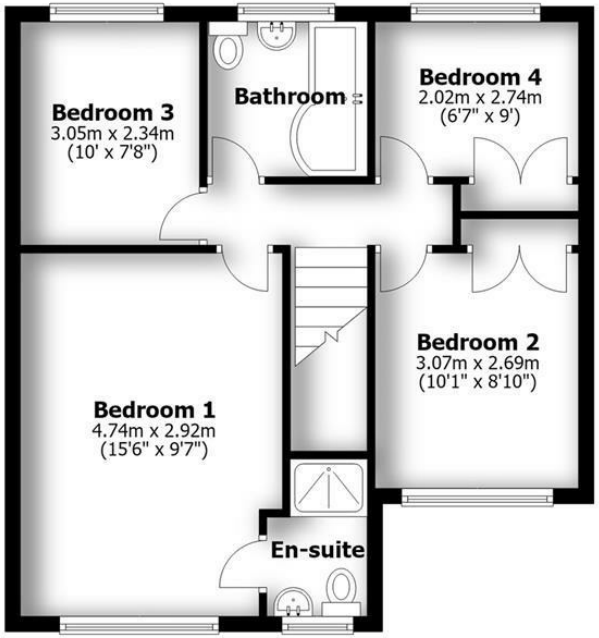




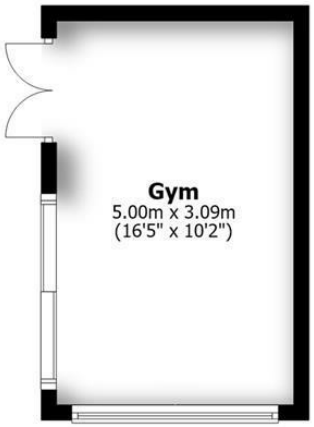

8 Crabtree Close
Wolverhampton



Ground Floor



First Floor



HOUSE:	118.8sq.m.	1279sq.ft.
GARAGE:	15.5sq.m.	167sq.ft.
TOTAL:	**134.3sq.m.**	**1446sq.ft.**

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







