





43 CHURCH CRESCENT

WOLVERHAMPTON, WV11 2BP

OFFERS IN THE REGION OF £200,000

FREEHOLD

Three bedroom end terrace home located in a sought-after village setting, available with no onward chain. Positioned away from the road, the property benefits from attractive front and rear gardens, providing a pleasant outlook.

The well-proportioned accommodation comprises an entrance hall, a spacious living room, and a dining kitchen, three bedrooms and shower room.

A fantastic opportunity for first-time buyers, families, or investors alike.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

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• NO CHAIN • GENEROUS LIVING ROOM • KITCHEN/DINER • THREE BEDROOMS • SHOWER ROOM • POSITIONED AWAY FROM THE ROAD





APPROACH
Pathway through a lawned foregarden to an enclosed entrance porch.

ENTRANCE PORCH

HALL

LIVING ROOM
18'0" x 11'11" max, 8'0" min
Double-glazed window to the front, radiator, fireplace, doorway to the rear sun room.

SUN ROOM
19'2" x 5'6"
Double-glazed to the rear , doorway to the garden, and access to a store room.

DINING KITCHEN
12'5" x 11'6"
Double-glazed window to the front, radiator, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. There is plumbing for a washing machine and a doorway to the rear hall.

REAR HALL
Staircase to the first floor landing, doors to the kitchen and sun room.

FIRST FLOOR LANDING
Double-glazed window to the rear.

BEDROOM ONE
11'10" into wardrobe x 9'3"
Double-glazed window to the rear, radiator, fitted wardrobes.

BEDROOM TWO
11'9" x 8'5"
Double-glazed window to the rear, radiator, built in wardrobe.

BEDROOM THREE
8'3" max x 6'8"
Double-glazed window to the front, radiator.

SHOWER ROOM
Double-glazed obscure window to the front, towel rail, sink and vanity unit, shower enclosure.

W.C.
Double-glazed obscure window to the front, low-level w.c.

REAR GARDEN
To the rear of the property is a very pleasant low maintenance garden. A gate at the rear provides access to a communal car park.

PROPERTY INFORMATION
Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Staffordshire Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - 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 confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

OTHER INFORMATION

The agent understands that a grant of probate / letters of administration have been applied for but are currently outstanding.

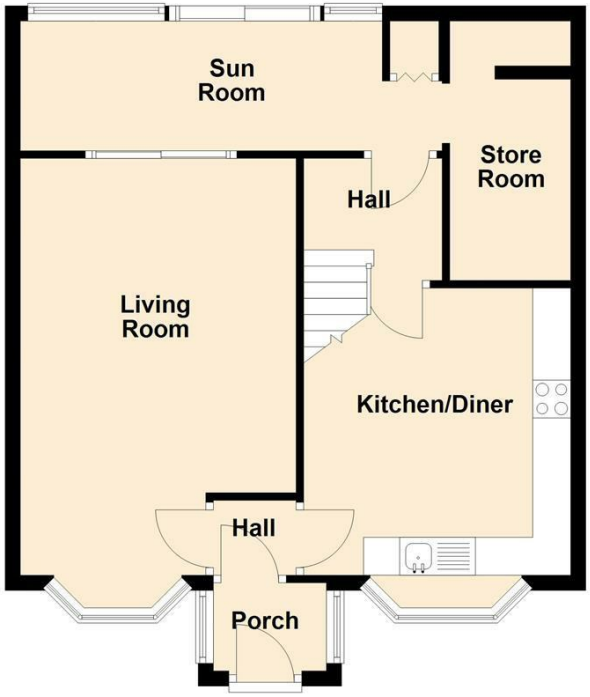
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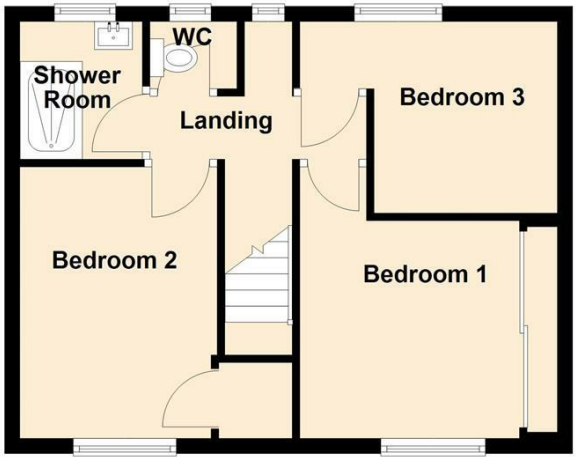




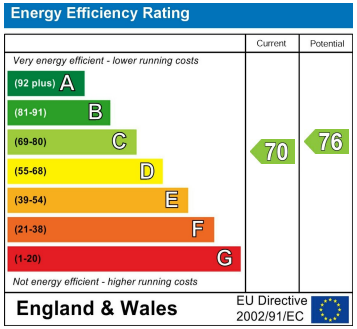
Ground Floor



First Floor







SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements