



6 ST. CATHERINES CRESCENT WOLVERHAMPTON, WV4 5QB

OFFERS IN THE REGION OF £235,000
FREEHOLD

NO CHAIN - Spacious three bedroom semi-detached home in a cul-de-sac location in the favoured area of Penn, well located for access to shops, Penn Common, bus routes into the city centre and the highly regarded St. Bartholomews Primary School. Living room, dining room, kitchen, modernised bathroom, generous garden to the rear.



6 ST. CATHERINES CRESCENT

- No Chain
- Generous Garden To Rear
- Highly Regarded Location
- Living Room
- Separate Dining Room
- Modernised Bathroom
- Popular Location
- Convenient For Local Shops and Transport Links



SUMMARY

NO CHAIN - Spacious three bedroom semi-detached home in a cul-de-sac location in the favoured area of Penn, well located for access to shops, Penn Common, bus routes into the city centre and the highly regarded St. Bartholomews Primary School. The property comprises hallway, living room, dining room, kitchen, three bedrooms and modernised bathroom. There is a shared entry driveway to the front and generous gardens to the rear.

APPROACH

The property is approached via a shared entry driveway providing off road parking. A side passageway gives access to the rear garden.

ENTRANCE PORCH

HALLWAY

Window to the front, radiator, staircase to the first floor landing and useful understairs cupboard.

LIVING ROOM

13'7" x 11'0"

Double-glazed window to the front, radiator and feature fireplace.

DINING ROOM

10'11" x 9'7"

Double-glazed window to the rear and radiator.

KITCHEN

10'11" x 7'9"

Double-glazed windows to the side and rear. part tiled

walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. The gas cooker, fridge, freezer and washing machine will be included in the sale.

FIRST FLOOR LANDING

BEDROOM ONE

13'6" x 11'0"

Double-glazed window to the front, radiator and built in wardrobe.

BEDROOM TWO

10'11" x 10'0"

Double-glazed window to the rear and radiator.

BEDROOM THREE

7'11" x 7'2"

Double-glazed window to the rear and radiator.

BATHROOM

Double-glazed obscure window to the front, towel rail, tiled walls, built in airing cupboard and white suite comprising close-coupled w.c, panelled bath with shower above and wash hand basin with vanity cupboard beneath.

REAR GARDEN

To the rear of the property is a block paved patio area with access to tool shed and a generous lawned garden beyond.

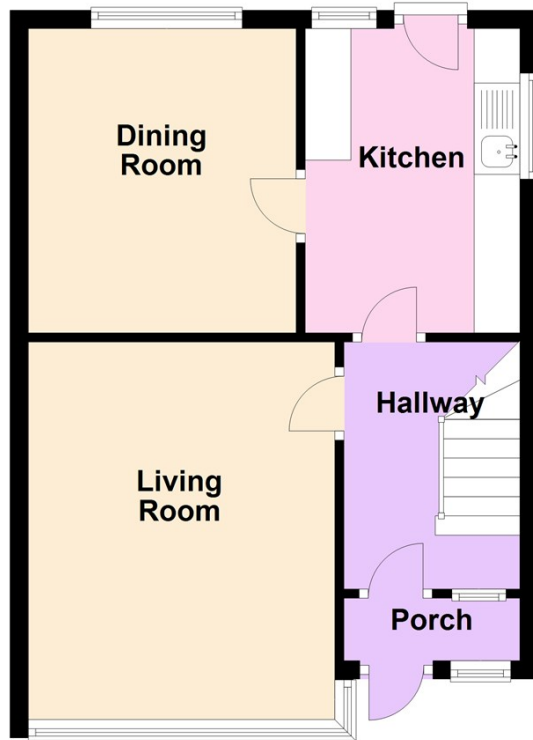
COUNCIL TAX

Wolverhampton City Council - Band B

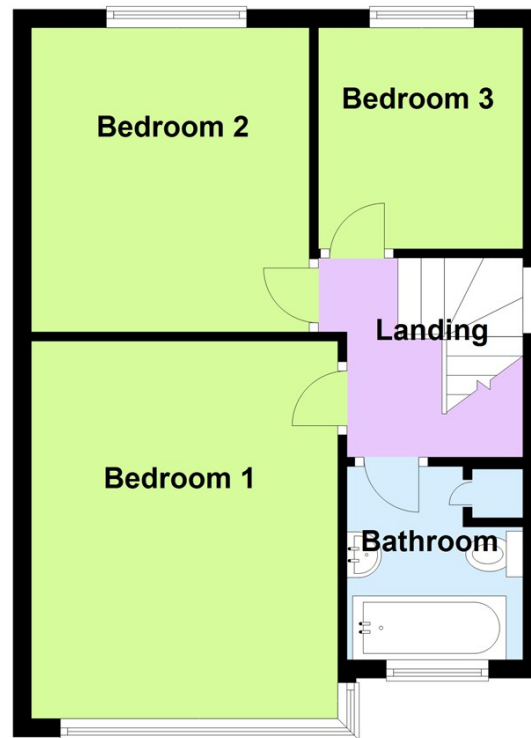
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		84
	58	



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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