



**51 ROWAN CRESCENT, BRADMORE**  
**WOLVERHAMPTON, WV3 7HN**

**OFFERS IN THE REGION OF £225,000**  
**FREEHOLD**

Semi-detached bungalow situated in a pleasant side road off Oxbarrow Avenue, convenient for public transport and a range of local shops. Well presented throughout, the property comprises hallway, lounge, dining kitchen, utility, two double bedrooms and re-fitted shower room. There is a side garage, generous lawned garden to the rear and a driveway to the front providing off road parking.





# 51 ROWAN CRESCENT

- TWO BEDROOMS • DINING
- KITCHEN • LOUNGE • DRIVEWAY • SIDE
- GARAGE • GENEROUS REAR GARDEN • PUBLIC
- TRANSPORT NEARBY



## APPROACH

The property is approached via a driveway providing off road parking and access to the side garage.

## ENTRANCE PORCH

## HALLWAY

Radiator, loft access hatch.

## LOUNGE

12'11" into bay x 11'8"

Double-glazed bay window to the front, radiator, fireplace.

## DINING KITCHEN

10'11" x 9'8"

Windows to the side and rear, radiator, part tiled walls, fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Doors to the side garge and utility.

## UTILITY

6'3" x 5'0"

Double-glazed window to the rear, fitted counter top work surface, plumbing for a washing machine.

## BEDROOM ONE

10'11" x 10'5"

Double-glazed window to the front, radiator.

## BEDROOM TWO

10'11" x 9'10"

Double-glazed window to the rear, radiator.

## SHOWER ROOM

Double-glazed obscure window to the rear, towel rail, built in airing cupboard and suite comprising low-level w.c, sink with vanity cupboard beneath, and shower enclosure.

## SIDE GARAGE

22'3" x 6'4"

Double doors to the front, doorway to the rear garden and side door to the kitchen.

## REAR GARDEN

To the rear of the property is a generous garden with patio and lawned areas.

## TENURE Freehold

The property is freehold.

## SERVICES

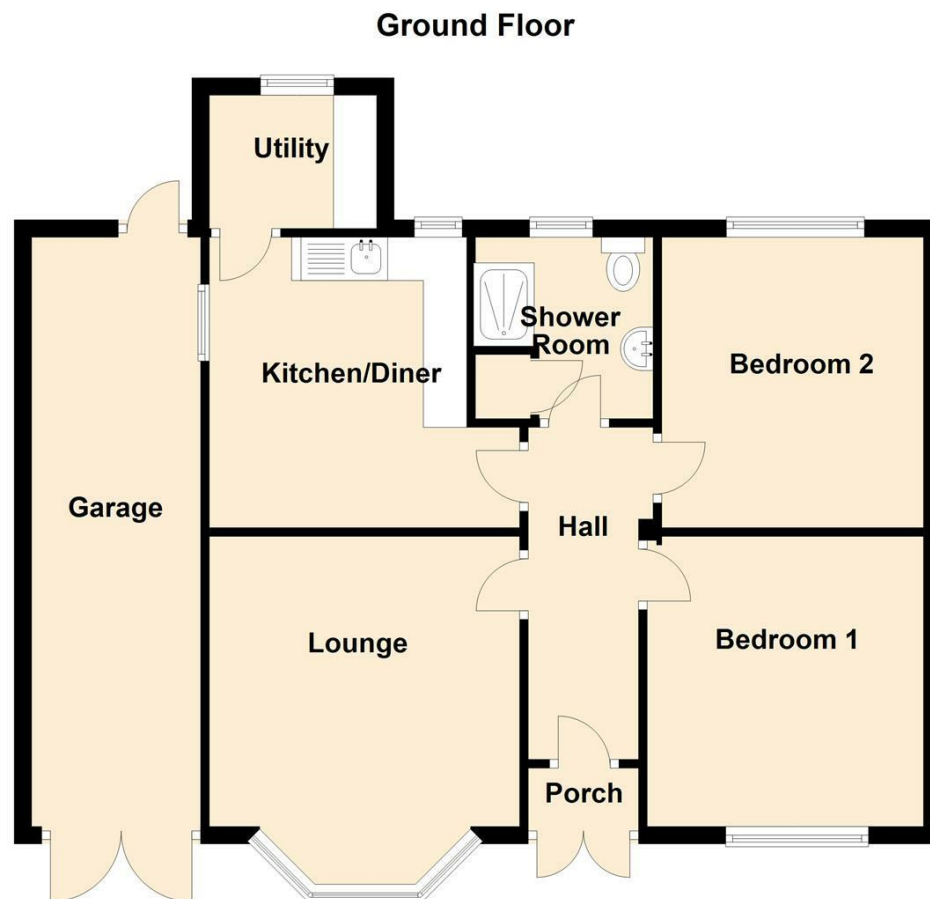
The agent understands that mains gas, electricity, water and drainage are available.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

## 51 ROWAN CRESCENT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Sanders, Wright & Freeman - Sales 01902 575555  
 13 Waterloo Road enquiries@swfestateagents.co.uk  
 Wolverhampton www.swfestateagents.co.uk  
 West Midlands  
 WV1 4DJ

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