



**77 CROWTHER ROAD, NEWBRIDGE**  
**WOLVERHAMPTON, WV6 0HX**

**OFFERS IN THE REGION OF £215,000**  
**FREEHOLD**

Spacious semi-detached bungalow offering versatile living accommodation available with no onward chain. Having a driveway providing off road parking, the property is very well presented throughout and comprises hallway, living room, sitting room/ bedroom 3, kitchen, utility, two double bedrooms and a large refitted bathroom. Having a good size, low maintenance garden to the rear, the property is situated in a popular location being within walking distance of local shops and schools, as well as convenient for the further amenities of Tettenhall Village. A regular nearby bus service provides public transport to the City Centre.



# 77 CROWTHER ROAD

- NO CHAIN • VERSATILE LIVING ACCOMMODATION • TWO DOUBLE BEDROOMS • FURTHER BEDROOM / SITTING ROOM • LIVING ROOM • UTILITY • LARGE RE-FITTED BATHROOM • LOW MAINTENANCE GARDEN • DRIVEWAY • ACCESS TO WIDE RANGE OF LOCAL AMENITIES



## APPROACH

The property is approached via a driveway providing off road parking. A gated side passage provides access to the rear garden.

## ENTRANCE PORCH

## HALLWAY

Radiator, loft access hatch and doors to:

## KITCHEN

7'9" x 5'4"

Double glazed windows to the side and rear, radiator, tiled floor, part tiled walls and fitted wall, drawer and base units with roll edge work surface above incorporating a stainless steel sink and drainer unit with mixer tap.

## VERANDA

Double glazed windows to the side and rear, radiator, tiled floor and door to the rear garden and utility.

## UTILITY

7'9" x 5'7"

Double glazed windows to the side and rear. radiator, tiled floor.

## BEDROOM ONE

12'4" x 10'11"

Double glazed window to the front, radiator, fitted wardrobes.

## BEDROOM TWO

12'5" x 9'3"

Double glazed window to the rear, radiator.

## BEDROOM THREE/SITTING ROOM

14'0" x 10'11"

Double glazed window to the front, radiator and attractive feature fireplace. A spacious room that could serve as an additional bedroom if required.

## LIVING ROOM

12'9" x 11'5"

Double glazed obscure window to the side, radiator, feature fireplace, doors to the kitchen and veranda.

## RE-FITTED BATHROOM

8'11" x 8'11"

Double glazed obscure window to the rear, radiator, tiled walls and contemporary suite comprising close coupled w.c. wash hand basin, corner bath and shower area.

## REAR GARDEN

Small steps lead down to a low maintenance garden which provides a pleasant outlook towards local allotments.

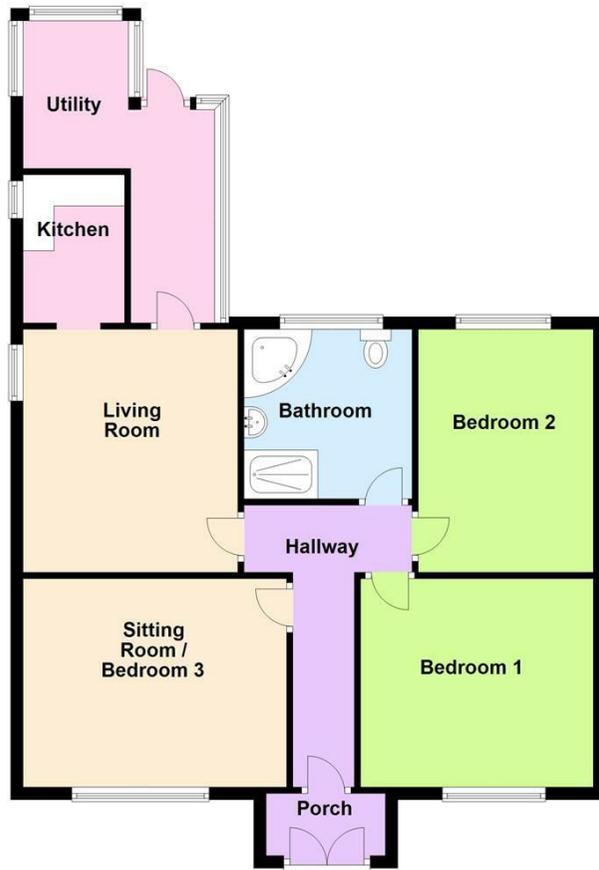
## OFF ROAD PARKING

## SECURE SIDE ACCESS TO REAR

# 77 CROWTHER ROAD



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
[enquiries@swfestateagents.co.uk](mailto:enquiries@swfestateagents.co.uk)  
[www.swfestateagents.co.uk](http://www.swfestateagents.co.uk)

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