



## 61 BURTON CRESCENT WOLVERHAMPTON, WV10 0EE

OFFERS IN EXCESS OF £180,000  
**FREEHOLD**

**NO CHAIN** - Well presented two bedroom terraced home situated in an extremely popular location close to a range of amenities including schools, shops and access to public transport whilst also being in close proximity to Wolverhampton Train Station just a short walk away. The property has been stylishly redecorated and refurbished by the current owner and features spacious accommodation throughout comprising entrance hall, living room, kitchen, conservatory, ground floor w.c, two double bedrooms, bathroom, enclosed rear garden and a driveway to the front providing off road parking.

### Location And Area

Situated close to New Cross Hospital, this home is ideally located for easy access to transport links with Bentley Bridge Retail Park close by, offering a variety of shopping and dining options. Families or first time buyers alike will appreciate the proximity to Wolverhampton Train Station, Wolverhampton City Centre and a number of well-regarded schools.





# 61 BURTON CRESCENT

- NO ONWARD CHAIN • TWO BEDROOM END TERRACE HOME • STYLISHLY APPOINTED THROUGHOUT • DRIVEWAY PROVIDING OFF ROAD PARKING • ENCLOSED REAR GARDEN • WALKING DISTANCE TO WOLVERHAMPTON TRAIN STATION • CONVENIENT FOR ACCESS TO WOLVERHAMPTON CITY CENTRE • CONSERVATORY



## APPROACH

The property is approached via a gravel driveway providing off road parking for several vehicles.

## ENTRANCE HALL

Window to the side, staircase to the first floor landing and door to the living room.

## LIVING ROOM

Bay window to the front, media wall with electric fireplace and a door to the kitchen.

## KITCHEN

Window, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in oven with 4 ring gas hob above and space for a fridge freezer. A door provides access to the lobby which has a useful pantry store cupboard.

## LOBBY

Useful pantry store cupboard, doors to both the ground floor w.c and conservatory.

## GROUND FLOOR W.C

Low level w.c.

## CONSERVATORY

Windows to the side and rear, double doors opening out to the rear garden.

## FIRST FLOOR LANDING

Window to the side and doors to:

## BEDROOM ONE

Window to the front and built in store cupboard.

## BEDROOM TWO

Window to the rear.

## BATHROOM

Obscure window to the rear, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. A side gate provides access to the front.

## COUNCIL TAX

Wolverhampton City Council - Tax Band A

## SERVICES

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

## TENURE Freehold

The property is freehold.

## BROADBAND

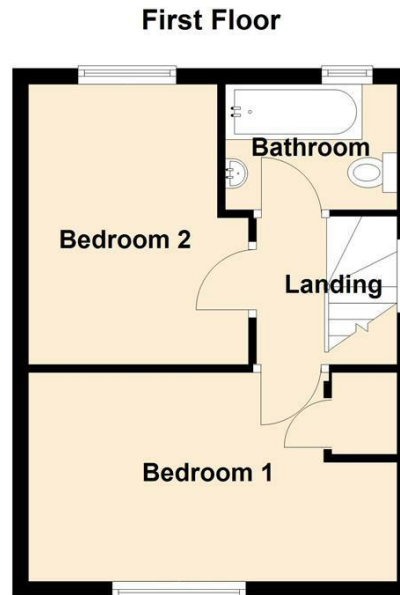
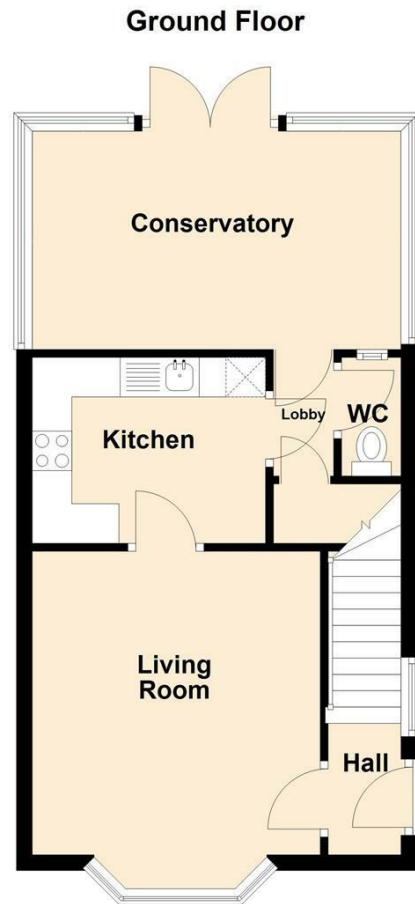
Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

## 61 BURTON CRESCENT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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