



49 Sundour Crescent, Wednesfield, Wolverhampton, West Midlands. WV11 1AX

Internal inspection is essential in order to fully appreciate this lovely semi detached home. The extended accommodation is in excellent order and is tastefully decorated throughout. It is situated in a quiet backwater within a popular residential area and all essential amenities including shops, schools and public transport links are within easy access. The property briefly comprises, reception hall, guest cloaks, open plan living area comprising, lounge area, dining area and kitchen area. There are three bedrooms and a fashionable shower room to the first floor.

Offers Over £250,000 Freehold



FEATURES

- Extended Semi Detached Home
- Viewing Highly Recommended
- Refurbished And Much Improved By The Present Owners
- No Upward Chain
- Cul-De-Sac Location
- Ideally Located For Wednesfield Town Centre And Bentley Bridge
- Three Bedrooms
- Open Plan Living Area
- Guest Cloaks
- Freehold
- Council Tax Band A



ROOM DESCRIPTIONS

Reception Hall

Having stairs off and radiator

Guest Cloaks

Low flush wc, wash hand basin and under stairs cupboard.

Lounge Area

3.1m x 3.9m (10' 2" x 12' 10") Bow window to front, radiator and down lighting.

Dining Area

3.2m x 3.3m (10' 6" x 10' 10") Radiator and down lighting.

L Shaped Kitchen Area

4.7m x 3.2m (15' 5" x 10' 6") max. Having a range of fashionable wall and base cupboards with a high gloss finish, granite effect work surfaces incorporating stainless steel sink unit, built in double oven, separate electric hob, overhead extractor, plumbig for washing machine, window to rear, radiator and French door leading to the rear garden.

Stairs And Landing

Window to side, smoke detector and access to roof space with skylight.

Bedroom 1

2.9m x 4.2m (9' 6" x 13' 9") Bow window to front and radiator.

Bedroom 2

3.0m x 3.3m (9' 10" x 10' 10") Window to rear and radiator.

Bedroom 3/ Dressing Room

1m x 2.3m (3' 3" x 7' 7") Window to front and radiator.

Shower Room

Having heated towel rail, shower enclosure, low flush wc and vanity unit with wash hand basin.

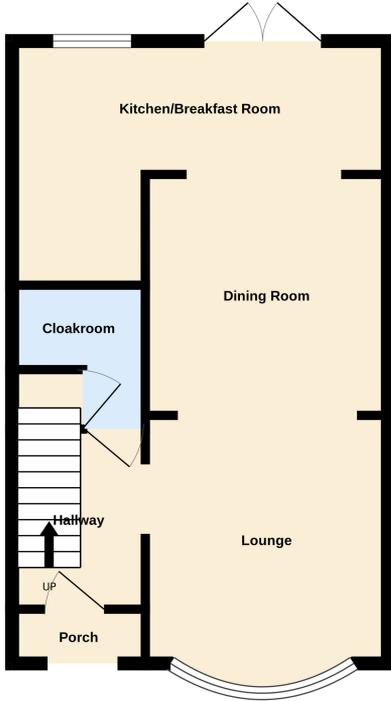
Outside

An extensive paved frontage provides off road parking for at least three family size cars and there is side access to the fully enclosed and attractively landscaped private rear garden having patio, lawn area with well stocked borders and garden shed..

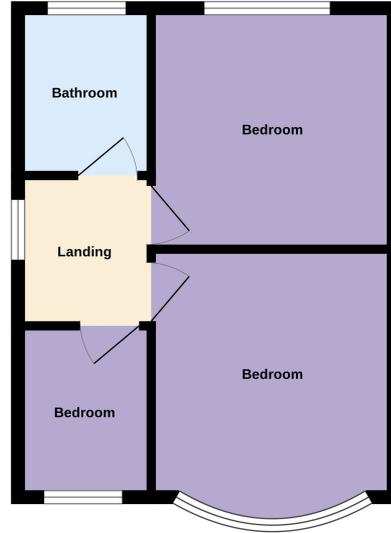
FLOORPLAN & EPC



Ground Floor
426 sq.ft. (39.6 sq.m.) approx.



1st Floor
336 sq.ft. (31.2 sq.m.) approx.



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TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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