

Rees Page



75 Cadman Crescent, Fallings Park WV10 0SH

A well-presented traditional three-bedroom semi-detached home within this popular residential area, well served by a wide range of local amenities.

The property is offered with no upwards chain, and viewing is highly recommended to appreciate the future potential.

In brief, the property does benefit from double glazing and radiator central heating (both where specified), has two reception rooms, a rear veranda, front driveway, and generous rear garden.

EPC (67=D)

Offers Around

£199,000



Entrance

Is made via double glazed doorway into;

Reception Hall

With a ceiling light, meter cupboard, telephone point, radiator, and doors into.

Sitting Room

12'8" (into bay) – 10'8"

With a double-glazed front bay window, ceiling light, coving, tiled fireplace, radiator, and a TV aerial point.



Dining Room

11'7" (max) – 10'8" (max)

With a ceiling light, coving, fire surround, radiator, further door into.

'Playroom' Veranda

9'7" – 7'10"

A useful veranda room with multipurpose use. Mostly wooden construction and with single glazed windows and door to rear garden.

WC

Guests WC located under the stairs and with WC, gas meter and a double-glazed side window.



Kitchen

8'5" – 5'9"

With a range of fitted wall and base units, roll edge work surfaces, inset sink & drainer, tiled splashbacks, gas cooker point, double glazed rear window and side door to garden.

First Floor

Stairs rise from the hallway to a first floor.

Landing

With a ceiling light, loft access hatch, double glazed side window, doors into.



Bedroom One

13'3 (max into bay) – 10'1 (max)

With a double-glazed front bay window, ceiling light, tiled fireplace and a radiator.

Bedroom Two

11'9" (max) – 10'8" (max)

With a double-glazed rear window, ceiling light, picture rail, coving, and a fireplace plus a radiator.

Bedroom Three

7'9" – 6'6"

With a double-glazed front window and a ceiling light.



Shower Room

7'4" – 5'9"

With fully tiled walls, WC, pedestal wash basin, corner shower cubicle, Worcester boiler, ceiling light and a double-glazed rear window.



Outside

To the fore is a well-stocked garden plus a driveway and gated access to the rear.

To the rear is a generous sized garden with patios, lawn, well stocked borders, shed and cold-water tap.

Location

The property is situated to the popular northeast region of Wolverhampton, with a wealth of surrounding amenities.

Heading into Wolverhampton along the A460 Cannock Road, turn onto D'eyncourt Road, then second right into Cadman Crescent, follow for a short distance and the property is on the right. For SATNAV please use the postcode WV10 0SH



NB

The property forms part of an estate, a grant of probate has been obtained.

There is naturally no upwards chain.

Curtains, carpets, light fittings will be left in situ as seen.

Offers are invited for consideration.

Viewing is strictly by prior appointment.

Title

We are advised the property is Freehold title.

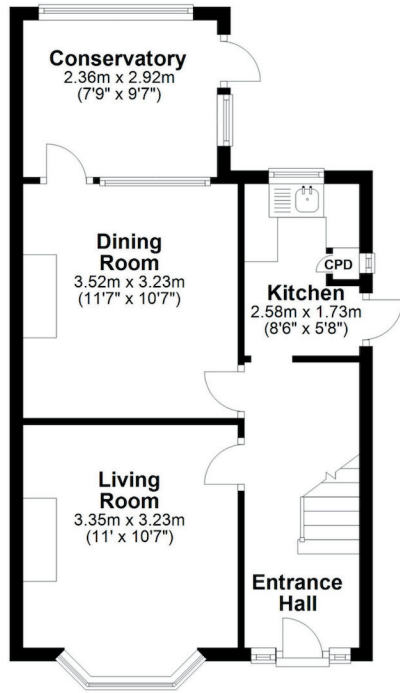
Council Tax

Wolverhampton Council band – TBC

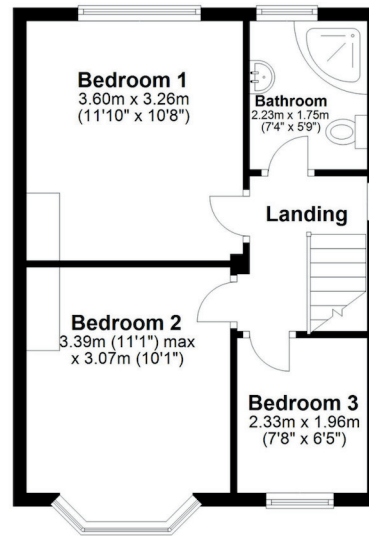
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Ground Floor



First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

75 Cadman Crescent, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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