**4 Bed House**

**£325,000**

Crowland Avenue, Wolverhampton, WV6 7XF

**Description**

We are pleased to offer for sale this wonderful 4 bed Semi - Detached house offering well proportioned rooms throughout.

This impressive and well situated family residence occupying a large plot in the favoured residential neighbourhood of Perton.

This property located in a cul-de-sac which overlooks a large green.

This spacious property offers a Large Lounge and Dining Room with a separate Office/Study.

From the Lounge you enter the Fully Fitted Modern Kitchen that has floor/wall cupboards and a large American Style Fridge Freezer.

The rear of the kitchen takes you to the Utility Space and good sized Garage.

The rear of the property is home to spacious well presented Conservatory with exposed brickwork and recessed lighting as part of the main features.

Leading from the ground floor to the first floor you will find the The Master Ensuite Bedroom which is of an excellent size and incorporates a king size bed in an alcove between fitted wardrobes.

The Master Bedroom benefits from double glazed windows and chandelier style light fittings.

Bedroom Two is also a good sized double bedroom that has fitted wardrobes and double glazed windows, modern light fittings.

Bedroom Three is a good size bedroom with a tasteful finish.

Bedroom Four is the smallest of the four bedrooms but it is adequate to house a double bed, with tasteful decor and a double glazed windows

Family Bathroom has a panelled bath, wash basin and WC, tiled floor and walls tiles, heated towel rail.

The rear of the property has a delightful well kept private garden.

The garden area is also home to a stunning Summer House that has an electric supply and lighting. which makes this space is ideal for family barbecues / gatherings.

The corner of the garden has a large purpose built 12ft by 6ft storage shed ideal as a workshop.

This property stands behind a paved driveway that leads to the garage and a plum slate walkway leading to the front door.

There is ample parking for 2 cars and additional garage space.

The property is within easy reach of the Perton Centre and is a short distance to Wolverhampton and Telford -

Conveniently located to all the main commuter links. Ideally located to a number of schools in the immediate area. Excellent home for the growing family.

Cul-de-sac Location UPVC double glazing and gas central heating throughout.

.