



34 Tying Close, Pendeford, Wolverhampton, WV9 5QH

**BERRIMAN**  
**EATON**

# 34 Tynning Close, Pendeford, Wolverhampton, WV9 5QH

A well appointed two bedroom end of terrace property in a popular residential location with well proportioned and well appointed accommodation throughout

## LOCATION

Tynning Close is well situated for easy access to the wide ranging facilities available within Pendeford itself whilst the further, more extensive amenities of Wolverhampton City Centre are within easy travelling distance. The property stands within a popular and sought after area of Pendeford and is ideally placed for fast access to the motorway network and the widely publicised i54 Business Park.

## DESCRIPTION

34 Tynning Close has been well looked after by the current owners and offers modern accommodation over two storeys. The property benefits from double glazing, gas central heating, a garage and off road parking.

There is a large lounge, dining kitchen, two bedrooms and a recently refitted bathroom together with a lovely garden to the rear.

## ACCOMMODATION

A double glazed door opens into the PORCH with a double glazed window to the front and a door into the LOUNGE with laminated flooring, an electric, contemporary fire, double glazed window to the front, an internal side window, coved ceiling and a glazed door to the DINING KITCHEN with a range of wall and base units with roll top working surfaces with tiled splash back, stainless steel sink, space for a cooker, plumbing for a washing machine, space for a fridge freezer, tiled floor and a double glazed window and door to the rear garden.

Stairs from the lounge rise to the first floor landing. BEDROOM ONE is a double room in size with a built in wardrobe, coved ceiling, ceiling cornice and a double glazed window to the rear. BEDROOM TWO is also a double room with coved ceiling and a double glazed window to the front. The BATHROOM has a recently refitted white suite with a panelled bath with shower over with waterfall head and separate hose, a WC, a vanity unit with wash basin with cupboard beneath, a double glazed window, integrated ceiling lighting and a cupboard with recently fitted Vaillant gas fired central heating boiler.

## OUTSIDE

34 Tynning Close sits behind a DRIVEWAY laid in tarmac with a gravelled bed to the front. The GARAGE has an up and over door, electric light and power and courtesy door and window to the landscaped REAR GARDEN has a full width paved patio with shaped lawn beyond with mature shrubbed borders, a raised and paved, sleeper edged seating area, a gravelled terrace and a garden shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:  
<https://www.ofcom.org.uk/mobile-coverage-checker>  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows low

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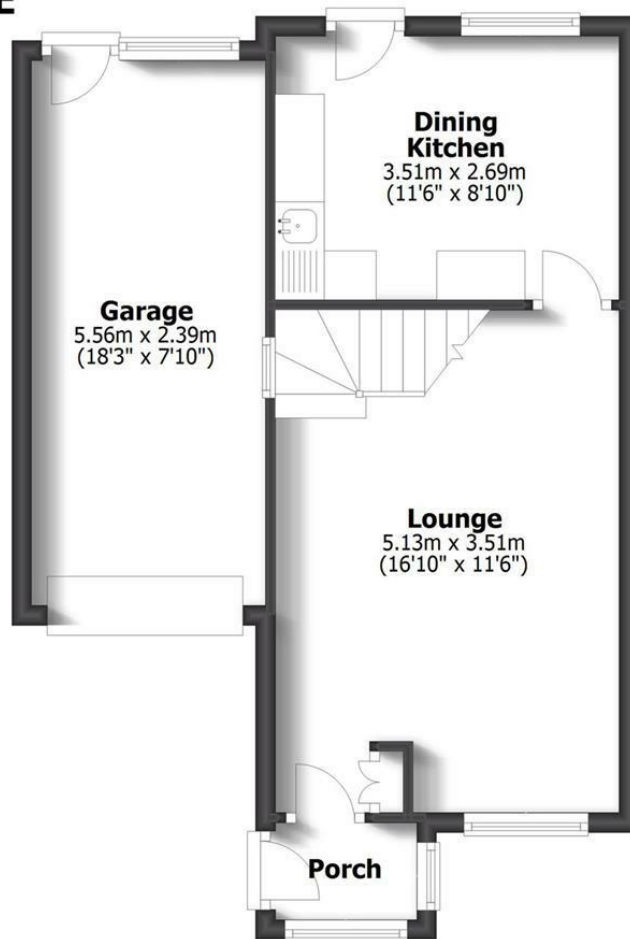
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**34 TYNING CLOSE  
PENDEFORD**



**Ground Floor**



**First Floor**

HOUSE: 57.2sq.m. 616sq.ft.  
 GARAGE: 13.3sq.m. 143sq.ft.  
**TOTAL: 70.5sq.m. 759sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

