



147 Pendeford Avenue, Tettenhall, Wolverhampton, WV6 9EP

BERRIMAN  
EATON



# 147 Pendeford Avenue, Tettenhall, Wolverhampton, WV6 9EP

A well presented and extended family home with a beautiful open plan living dining kitchen

## LOCATION

The property stands within walking distance of a wide range of local facilities and there is easy access to the more extensive amenities provided by Tettenhall village, Newbridge and Wolverhampton City Centre itself. There are regular bus services and the area is well served by schooling as well as having excellent access to the highly publicised i54 site.

## DESCRIPTION

147 Pendeford Avenue was extended and refurbished by the current owners in 2017. The extension has created a superb open plan living dining kitchen along with a separate lounge and sitting /study / gym / playroom to the ground floor. There are three bedrooms and a bathroom to the first floor. The double glazing and boiler were replaced in 2017 and the property was re-roofed in 2020.

## ACCOMMODATION

A double glazed door opens into the PORCH with a double glazed door opening into the HALL with wood laminated flooring. There is a through LOUNGE with a double glazed bay window to the front, wood laminate flooring, a coal effect gas fire set in a formal surround and the room opens into the LIVING DINING KITCHEN which is the focal point of the ground floor with tiled flooring throughout with under floor heating. The kitchen has a range of contemporary, gloss fronted wall and base units with work surface over with a stainless steel sink with a double glazed window over, an integrated dishwasher, space for a range style cooker with stainless steel splash back and stainless steel extractor fan above, space for an American style fridge freezer there is ample space for dining, integrated ceiling lighting along with two roof lights which create a light open space and double glazed French doors to the rear garden. The UTILITY AREA is just off the kitchen with plumbing for a washing machine, a wall mounted Worcester Bosch gas fired central heating boiler and a GUEST CLOAKROOM with WC and corner wash basin. There is a RECEPTION ROOM which could be used for a variety of different purposes including a gym / sitting room / play room / study or boot room as this room has a double glazed window and door to the front of the house.

Stairs from the hall rise to the first floor landing with a double glazed window to the side and access to the loft. BEDROOM ONE is a good size double room with a double glazed bay window to the front. BEDROOM TWO is also double in size with a full width bank of wardrobes with mirrored sliding doors and a double glazed window to the rear. BEDROOM THREE has a double glazed window to the front and the BATHROOM has a panelled bath with shower over, pedestal wash basin, WC, integrated ceiling lighting and a double glazed window.

## OUTSIDE

147 Pendeford Avenue has a DRIVEWAY to the front laid in imprinted concrete for off street parking for two cars.

The low maintenance REAR GARDEN has a patio laid in imprinted concrete with a lawn beyond with fencing to the borders. there is an external cold water supply and a light.

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 date 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 very low

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

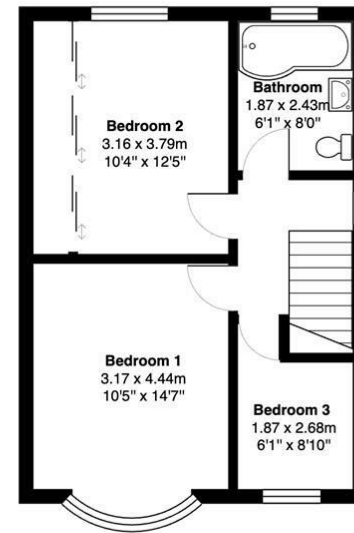
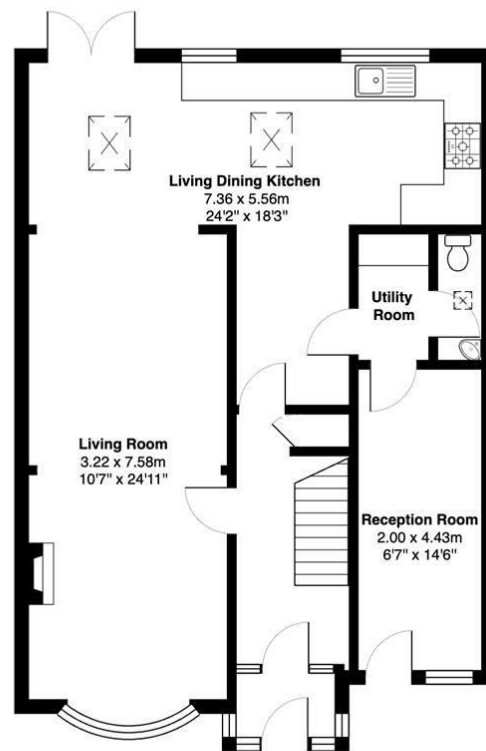
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.



Total Area: 116.7 m<sup>2</sup> ... 1256 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



