

149 Pendeford Avenue, Wolverhampton, WV6 9EP

BERRIMAN EATON



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A three-bedroom detached residence offering generously proportioned accommodation throughout. The property benefits from off-street parking and a mature rear garden and would now benefit from a scheme of refurbishment to realise full potential. NO UPWARD CHAIN.

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

A detached family home offering spacious accommodation throughout. The internal accommodation briefly comprises a dual aspect lounge, conservatory, breakfast kitchen and a lean-to with access to the rear garden to the ground floor and to the first floor there are three bedrooms, a family bathroom, and a separate WC

The property benefits from gas central heating, off-street parking, a garage and a mature, enclosed rear garden.

ACCOMMODATION

A glazed door opens into the PORCH with glazed windows and a further door opening to the HALL with an understairs storage cupboard. A door from the hall opens into the LOUNGE. There is a feature fireplace with a brick surround, tiled hearth and gas fire, wiring for wall lights, a double glazed front window and sliding doors to the CONSERVATORY with tiled flooring, double glazed windows and rear patio doors. The BREAKFAST KITCHEN comprises wall and base mounted units with fitted work tops, a stainless steel sink and drainer, space for an oven and fridge freezer, tiled flooring, a double glazed window to the rear and a door to the LEAN-TO housing a washing machine and tumble dryer, a glazed side window and a door to the rear.

Stairs rise to the first floor LANDING with a double glazed side window. BEDROOMS ONE and TWO are both double rooms in size with double glazed windows. BEDROOM THREE is a good sized room with a fitted wardrobe and double glazed window to the front elevation. The BATHROOM comprises a shower cubicle with rainfall attachment and separate hose, wash basin, airing cupboard housing a wall mounted gas boiler and a double glazed rear window. There is a separate GUEST CLOAKROOM with a WC and a double glazed window to the rear elevation.

OUTSIDE

The property stands behind a DRIVEWAY affording off street parking, a shaped lawn and low brick wall to boundary. There is a GARAGE providing ample storage space and a door to the side. Gated side access opens into the mature REAR GARDEN with a shaped lawn, paved patio, hedged border and a garden pond surrounded by well stoked beds and shrubbery.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 and 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 very low risk.

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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£335,000

EPC: D

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.

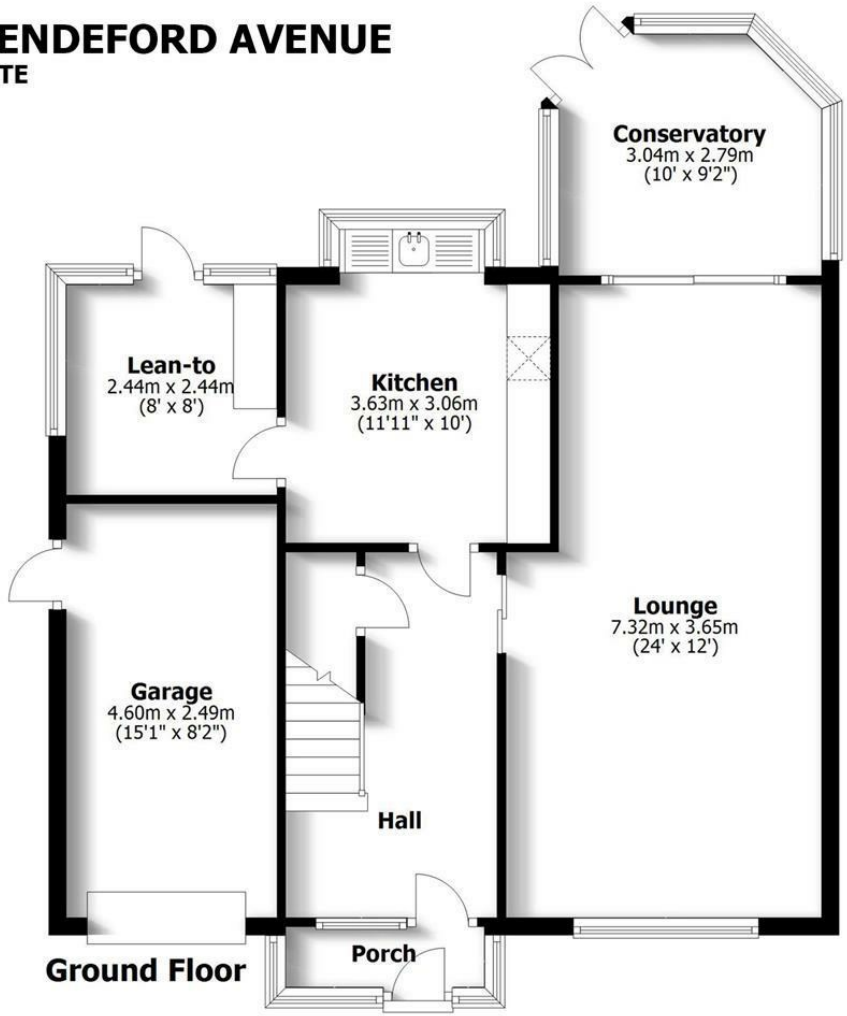




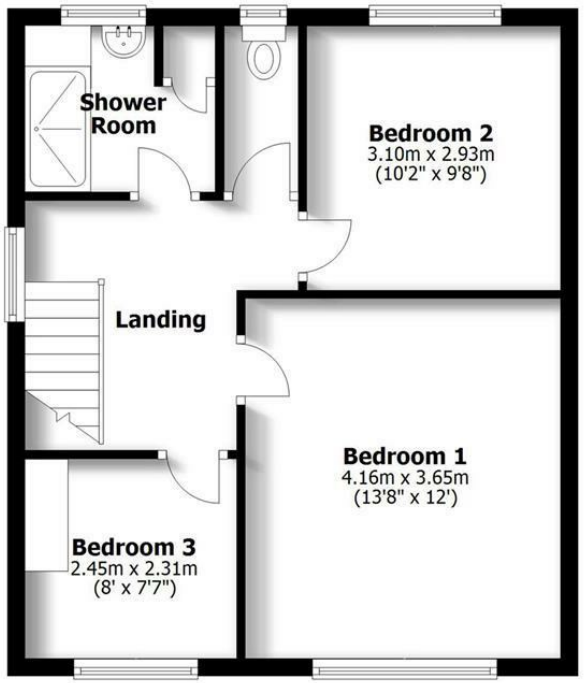

149 PENDEFORD AVENUE
CLAREGATE

HOUSE: 108sq.m. 1163sq.ft.
GARAGE: 11.4sq.m. 123sq.ft.
TOTAL: 119.4sq.m. 1286sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor







