



56 Tying Close, Pendeford, Wolverhampton, WV9 5QH

BERRIMAN  
EATON

# 56 Tying Close, Pendeford, Wolverhampton, WV9 5QH

An extended two bedroom semi detached property providing surprisingly spacious accommodation. The property has been well maintained but would now benefit from a gentle scheme of modernisation to realise its full potential.

## LOCATION

Tying 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

56 Tying Close has been well maintained by the current owners but would now benefit from a gentle scheme of modernisation. The property offers generously proportioned accommodation, comprising an open-plan lounge/dining room and kitchen to the ground floor.

Upstairs, there are two double bedrooms and a family bathroom. The property also benefits from off-street parking, a garage, and a rear garden.

## ACCOMMODATION

A double glazed front door opens into the HALL with a double glazed side window and a door opening into the LOUNGE with a double glazed window to the front and a feature fireplace. An open archway from the lounge opens into the DINING ROOM with double glazed French doors window to the rear and an understairs storage cupboard. The KITCHEN has wall and base units, space for a fridge and freezer, dishwasher and washing machine, a sink, integrated oven with a hob above, a composite door to the front and a double glazed window and door to the rear.

BEDROOM ONE is a double room with fitted wardrobes, a built in airing cupboard, a large storage cupboard and double glazed front window. BEDROOM TWO is also a double room in size with a double glazed window to the rear. The BATHROOM has a panelled bath with shower over, WC, wash basin and a double glazed rear window.

## OUTSIDE

The property stands behind a DRIVEWAY affording off street parking and a further gravelled area. There is a GARAGE providing ample storage space and a door giving access to the REAR GARDEN which is laid to lawn with a paved patio.

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 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 low risk.

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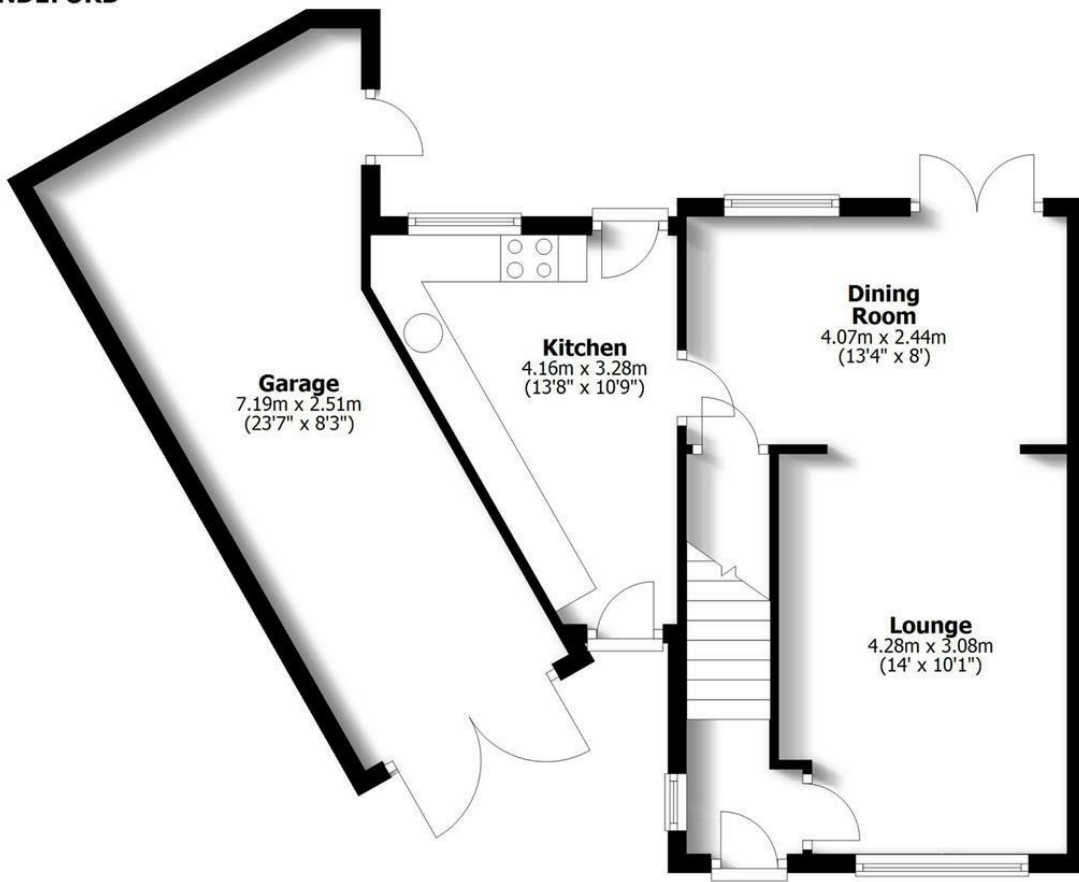
Offers Around  
£209,950

EPC: D

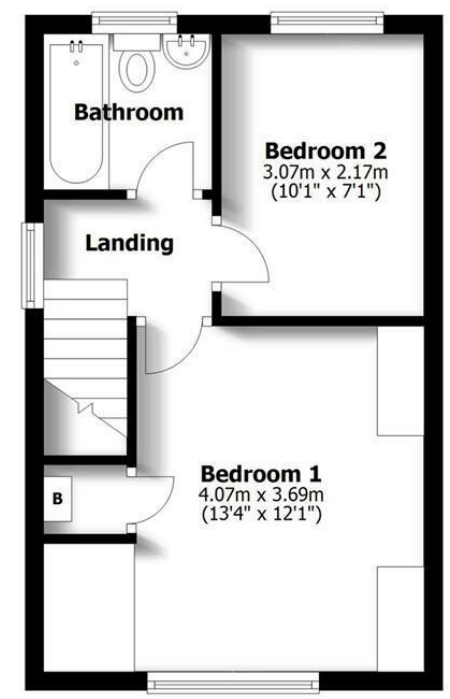
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**56 TYNING CLOSE  
PENDEFORD**



**Ground Floor**



**First Floor**

HOUSE: 65.9sq.m. 710sq.ft.  
 GARAGE: 20sq.m. 216sq.ft.  
**TOTAL: 85.9sq.m. 926sq.ft.**

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

