



12 Halesworth Road, Wolverhampton, WV9 5PJ

BERRIMAN  
EATON

# 12 Halesworth Road, Wolverhampton, WV9 5PJ

A well-presented, spacious three bedroom detached property standing in a convenient location.

## LOCATION

Halesworth Road 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

12 Halesworth Road has been well maintained by the current owners and offers well-proportioned accommodation arranged over two storeys. The ground floor comprises a lounge, dining kitchen and a laundry. Upstairs, there are three bedrooms and a family bathroom.

The property further benefits from off-street parking and a pleasant rear garden, as well as double glazing and gas central heating.

## ACCOMMODATION

A double glazed door opens into the PORCH with a further door opening into the HALL. The LOUNGE has a double glazed bay window to the front and a feature fireplace with a gas fire. A door from the lounge opens into the DINING KITCHEN comprising wall and base mounted units, a stainless steel sink and drainer, space for a dishwasher, an integrated oven with a gas hob above and an integrated under counter fridge, double glazed windows to the rear and a door to the LAUNDRY where there is space for a washing machine and tumble dryer, tiled flooring, a wall mounted gas boiler, a double glazed door to the rear and a door to the store.

Stairs rise to the FIRST FLOOR LANDING with a double glazed side window. BEDROOM ONE is a double room with a double glazed window to the front and built in wardrobes. BEDROOM TWO is a double room with a double glazed rear window and a storage cupboard. BEDROOM THREE is a good size room with a built in storage cupboard and a double glazed window to the front elevation. The BATHROOM comprises a well appointed suite with a panelled bath and rainfall shower over, a wash basin, WC and double glazed window.

## OUTSIDE

The property sits behind a block paved DRIVEWAY affording off street parking and a low brick wall to boundary. There is a STORE with an electric roller shutter door and gated side access leading to the well maintained REAR GARDEN with a paved patio and a shaped lawn with a paved pathway leaving to a decking area with a timber framed gazebo.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND C – 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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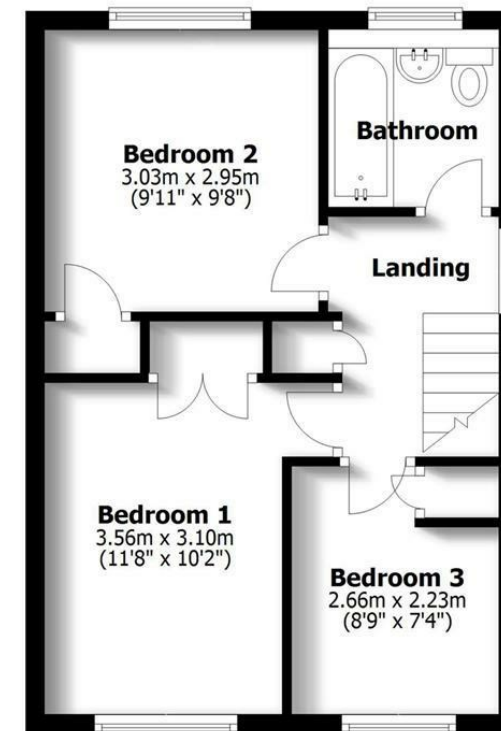
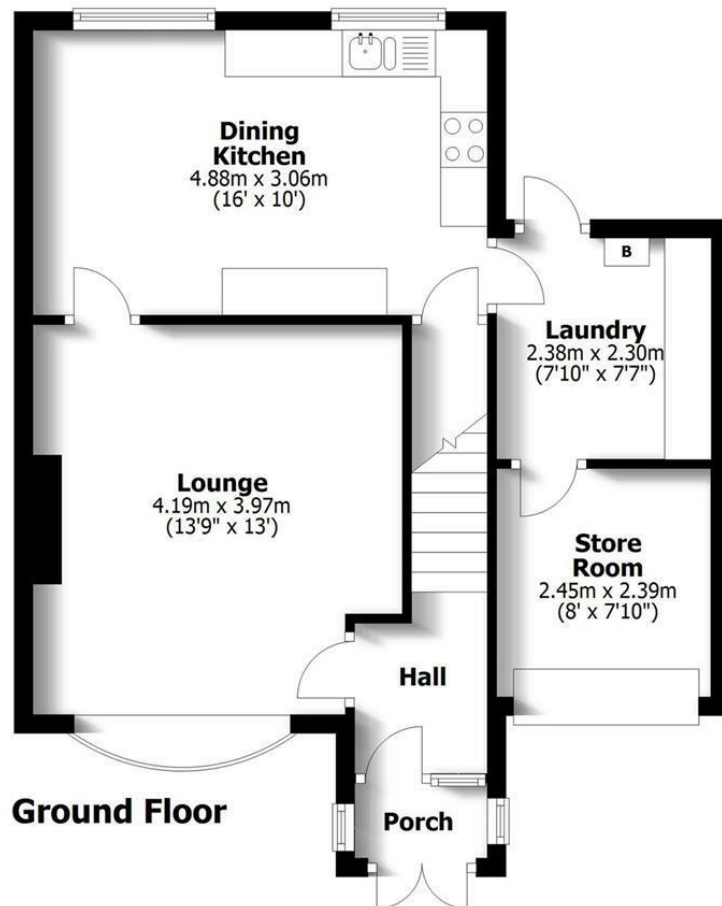
Offers Around  
£285,000

EPC: C

**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.



## 12 HALESWORTH ROAD PENDEFORD



**First Floor**

HOUSE: 80sq.m. 861sq.ft.  
STORE: 5.8sq.m. 63sq.ft.  
**TOTAL: 85.8sq.m. 924sq.ft.**

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

