



**Connells**

Cosgrove Walk  
Pendeford Wolverhampton





### Property Description

Connells Wolverhampton having the delight to bring to the market this immaculately presented three bedroom mid terrace family property. Viewing is highly recommended to appreciate the quality and condition of the property on offer.

Internally the property has an abundance of space and comprises of entrance hall, downstairs wc, 15ft lounge, good size modern fitted kitchen diner, three bedrooms and family bathroom. Externally there is a lawned area and a well presented low maintenance rear garden.

### The Location & Area

Set to the north of Wolverhampton City Centre in the Pendeford area ideally placed for access to i54 commercial development, M54 and adjoining M6 motorways. This property is approximately one and half miles from Bilbrook Rail Station. There are numerous local schools most noteworthy of which is Birches First School which has received and Outstanding Ofsted report.

### Entrance Hall

Double glazed door to front, stairs to first floor, door to lounge, door to kitchen, double glazed door to rear, door to downstairs wc, door to understair storage which may be suitable for variety of uses including potential utility.

### Lounge

15' x 10' ( 4.57m x 3.05m )  
Double glazed window to front, central heating radiator, door to entrance hall.

### Kitchen Diner

12' x 10' ( 3.66m x 3.05m )  
Double glazed window to rear, a range of wall and base units, integrated gas oven and hob, one and half drainer stainless steel drainer sink, space for washing machine, space for fridge freezer, space for dining table, central heating radiator, Worcester Bosch boiler, door to entrance hall.

### Downstairs Wc

Double glazed window to rear, low flush toilet, wash hand basin, door to entrance hall.

### First Floor Landing

Loft access, doors to various rooms, airing cupboard.

### Bedroom One

14' x 9' ( 4.27m x 2.74m )

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

### Bedroom Two

10' x 10' ( 3.05m x 3.05m )

Double glazed window to rear, central heating radiator, fitted wardrobe, door to first floor landing.

### Bedroom Three

14' x 6' 10" ( 4.27m x 2.08m )

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

### Family Bathroom

Double glazed window to rear, central heating radiator, panelled bath with electric shower, low flush toilet, central heating radiator, door to first floor landing.

### Outside Front

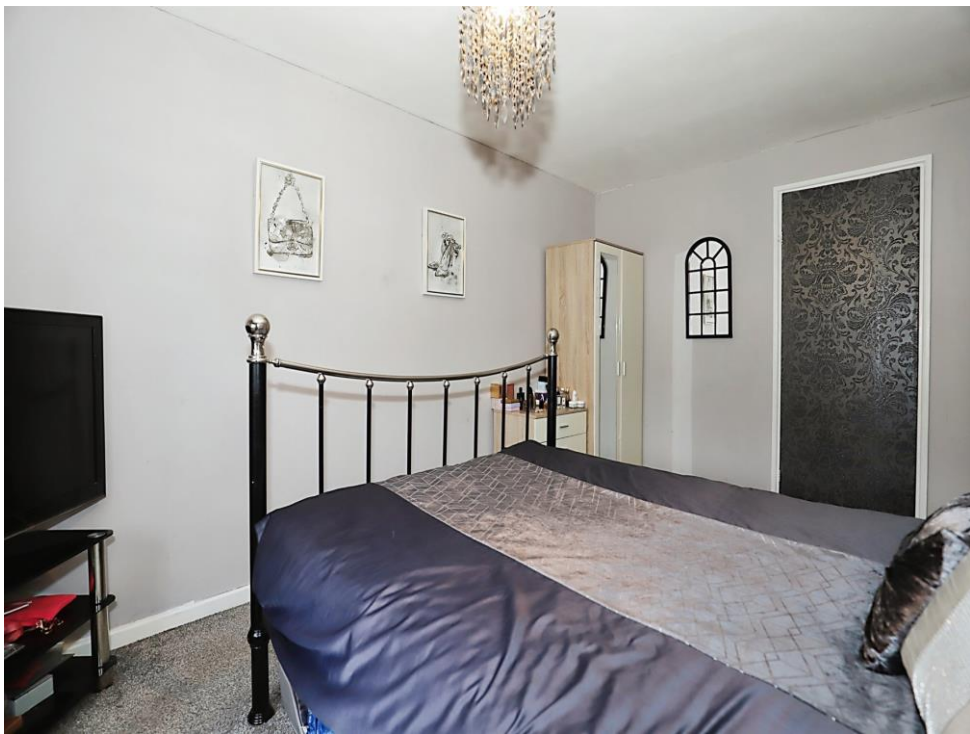
Large lawned area, paved path.

### Outside Rear

Enclosed rear garden with a range of panel fencing, feature gravelled area, lawned area, decking area, gated fence to rear.



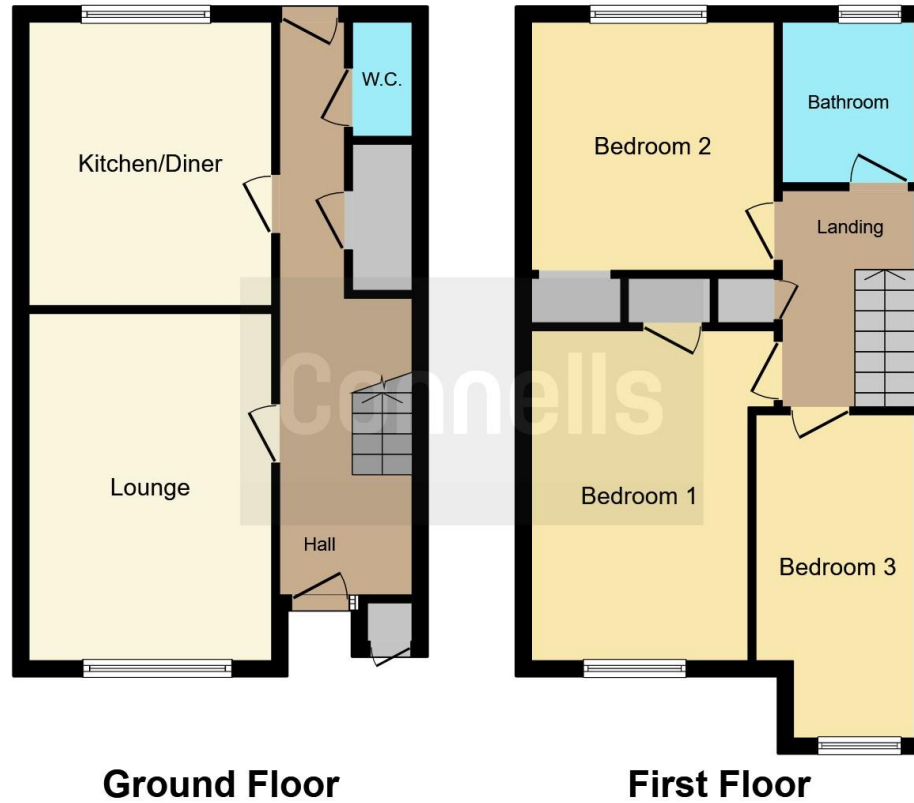












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH327095](http://connells.co.uk/Property/WVH327095)**

Tenure: Freehold



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