



**Connells**

Leybourne Crescent  
Pendeford Wolverhampton





### Property Description

Connells Wolverhampton have the delight of bringing to the market this well presented two bedroom semi-detached bungalow in a popular residential location. The property has a good lay out and should be viewed in order to appreciate.

The property comprises of an entrance hall, large 17ft long lounge, modern fitted kitchen, two well proportioned bedrooms, family bathroom. Externally there is a garden to front, large driveway to side, car port area, large enclosed rear garden with a timber constructed shed.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated on the popular Leybourne Crescent which offers fantastic commuting access to the M54 and M6 motorways and the i54 Commercial development. Popular shopping and schooling can be found nearby within Pendeford, Codsall and Wolverhampton City Centre.

### Entrance Hall

Double glazed door to front, doors to various rooms.

### Lounge

17' 10" x 9' 6" ( 5.44m x 2.90m )

Double glazed window to front, radiator, gas fire, door to entrance hall, door to inner entrance hall.

### Kitchen

8' 8" x 8' ( 2.64m x 2.44m )

Double glazed window to side, double glazed door to side, range of wall and base units, inset oven, hob and extractor, radiator, door to entrance hall, space for washing machine, inset stainless steel sink.

### Inner Entrance Hall

Doors to various rooms, storage cupboard.



### **Bedroom One**

11' 9" x 9' 6" ( 3.58m x 2.90m )

Double glazed window to rear, radiator, fitted wardrobe, door to inner entrance hall.

### **Bedroom Two**

8' 5" x 8' ( 2.57m x 2.44m )

Double glazed window to rear, radiator, door to inner entrance hall.

### **Bathroom**

Panelled bath, electric shower, double glazed window to side, low flush toilet, door to entrance hall.

### **Outside Front**

Lawned garden area, driveway area to side with car port and wrought iron gates.

### **Outside Rear**

Large enclosed mature rear garden surrounded by plants, trees and shrubs















**Ground Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH326118](http://connells.co.uk/Property/WVH326118)**



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