



**Connells**

Talaton Close  
Pendeford Wolverhampton



# Talaton Close Pendeford Wolverhampton WV9 5LR

for sale offers in the region of  
**£270,000**



## Property Description

The award winning Connells Wolverhampton branch are proud to welcome Talaton Close to the market. A beautifully extended and well-presented three-bedroom detached family home in the popular area of Pendeford. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by an entrance hallway that leads you to a generous lounge/dining room which provides an ideal setting for family gatherings and entertaining. The well-appointed kitchen is equipped with modern appliances, while the extension offers a sun lounge which offers a tranquil retreat, perfect for enjoying your morning coffee or unwinding after a long day while overlooking the landscaped garden. Venture upstairs to find three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts off-road parking and a garage, providing convenience and additional storage space. The front and rear gardens are beautifully maintained, offering a lovely outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying alfresco dining during the warmer months.

Call the Connells Wolverhampton branch today to book your viewing on this beautiful home in a sought after area.

## Location And Area

Talaton Close is ideally situated close to local schools, shops, and essential amenities, making it an excellent choice for families. Commuters will appreciate the proximity to the M54 motorway, the i54 business park, and the vibrant Wolverhampton city centre, ensuring you have everything you need right on your doorstep.

## Entrance Hall

Leading to the lounge .

## Lounge

22' 1" max x 12' max ( 6.73m max x 3.66m max )

22 foot one maximum by 12 foot maximum

Double glazed window to the front, two radiators, gas fireplace, ceiling light point, stairs rising to the first floor, access to the kitchen and doors to the sun lounge .

## Kitchen

9' 10" x 8' ( 3.00m x 2.44m )

Matching wall and base units with integrated double oven, microwave, fridge and freezer, plumbing point for washing machine, electric hob with extractor hood above, ceiling spotlights, double glazed window to the rear and access to the lounge/dining room .

## Sun Lounge

12' x 10' ( 3.66m x 3.05m )

Double glazed window to the side, ceiling light point, radiator, two wall lights and a double glazed sliding door to the rear garden.



## First Floor Landing

Double glazed window to the side, airing cupboard housing the boiler, loft access, radiator, ceiling light point and doors leading to all bedrooms and bathroom.

## Bedroom One

10' 1" x 10' 1" ( 3.07m x 3.07m )

Double glazed window to the rear, ceiling light point, radiator, fitted wardrobes and drawers.

## Bedroom Two

10' 1" x 10' ( 3.07m x 3.05m )

Double glazed window to the front, radiator, ceiling light point and coving to the ceiling.

## Bedroom Three

9' 1" max x 8' 10" max ( 2.77m max x 2.69m max )

Double glazed window to the rear, radiator and ceiling light point.

## Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, partly tiled walls, ceiling light point, heated towel rail and a double glazed window to the front.

## Outside Rear

Composite decking and paved patio areas, lawn, greenhouse, pergola, outside tap point and side gate.

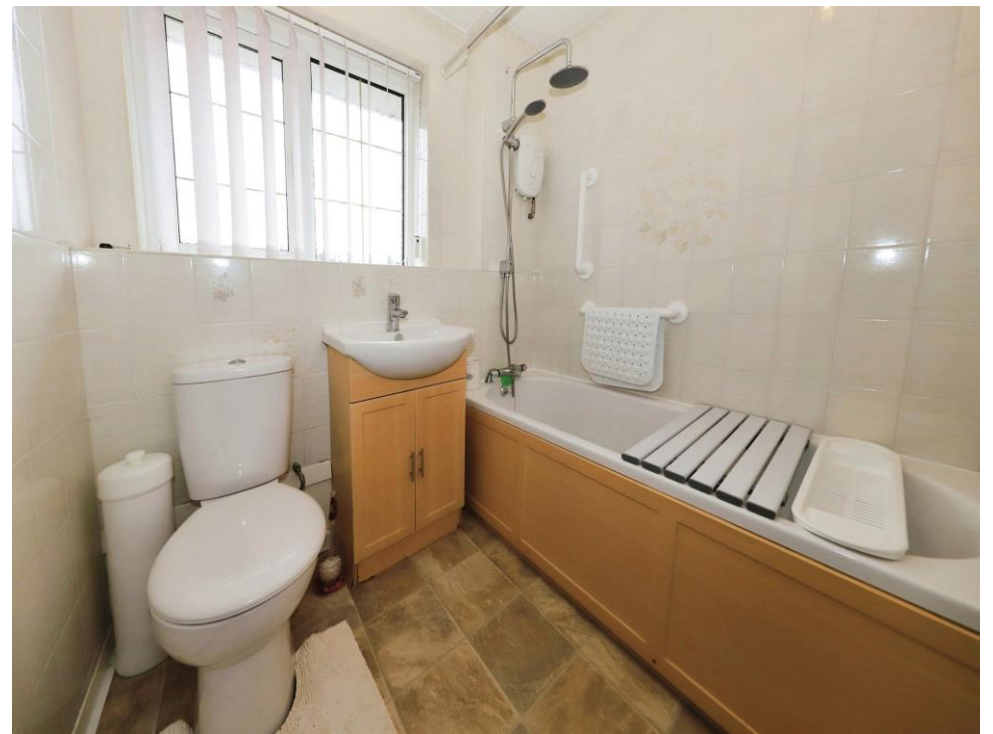
## Garage

16' x 8' ( 4.88m x 2.44m )

Up and over garage door and ceiling light point.















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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH330087](http://connells.co.uk/Property/WVH330087)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH330087 - 0003