



**Connells**

Leybourne Crescent  
Pendeford Wolverhampton



## Property Description

The Award Winning Connells Wolverhampton branch welcome Leybourne Crescent to the market, a charming three bedroom semi detached home nestled in the highly sought-after area of Pendeford. This delightful property is perfect for first time buyers, investors or those looking to downsize.

Upon entering, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, ideal for relaxation and entertaining. The well-appointed kitchen/diner is designed with functionality in mind, featuring ample storage and workspace. The property boasts three bedrooms, with the third bedroom uniquely enhanced by a fitted office space, which is perfect for those who work from home or need a study area. The first floor is completed with a well appointed bathroom to serve all residents and guests. Outside, the rear garden is a low-maintenance haven, featuring an artificial lawn that provides a perfect space for children to play or for outdoor relaxation. The property also includes a garage with off-road parking conveniently located in front, ensuring your vehicles are secure and easily accessible.

Leybourne Crescent combines comfort, convenience, and modern living in a desirable location. Don't miss the opportunity to make this lovely home your own! Call the Connells Wolverhampton branch today to book your viewing.

## The Location & 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.

## Lounge

15' 4" max x 12' 4" max ( 4.67m max x 3.76m max )

Double glazed window to the front, ceiling light point, stylish radiator, stairs rising to the first floor and door to the kitchen.

## Kitchen

12' 4" x 9' 3" ( 3.76m x 2.82m )

Matching wall and base units with stainless steel sink and drainer mixer tap, integrated electric oven, four ring gas hob with extractor hood, plumbing point for washing machine, space for dryer, wall mounted boiler, larder cupboard, ceiling light point, double glazed window to the rear and doors to the rear garden and lounge.



### First Floor Landing

Loft access, ceiling light point and doors to all bedrooms and bathroom.

### Bedroom One

12' 4" max x 8' 6" max ( 3.76m max x 2.59m max )

Double glazed window to the front, ceiling light point, radiator, fitted wardrobes and an airing cupboard with a fitted clothes rail and electric heated towel rail.

### Bedroom Two

9' 6" x 6' 3" ( 2.90m x 1.91m )

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

### Bedroom Three

6' 7" max x 5' 9" max ( 2.01m max x 1.75m max )

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

### Bathroom

Panelled bath with shower attachment, low flush wc, wash hand basin, tiled walls, double glazed window to the side and ceiling light point.

### Outside Rear

Paved patio area with artificial lawn, gravelled borders, raised patio area to the rear, timber fencing and two timber sheds, outside tap point and side gate.

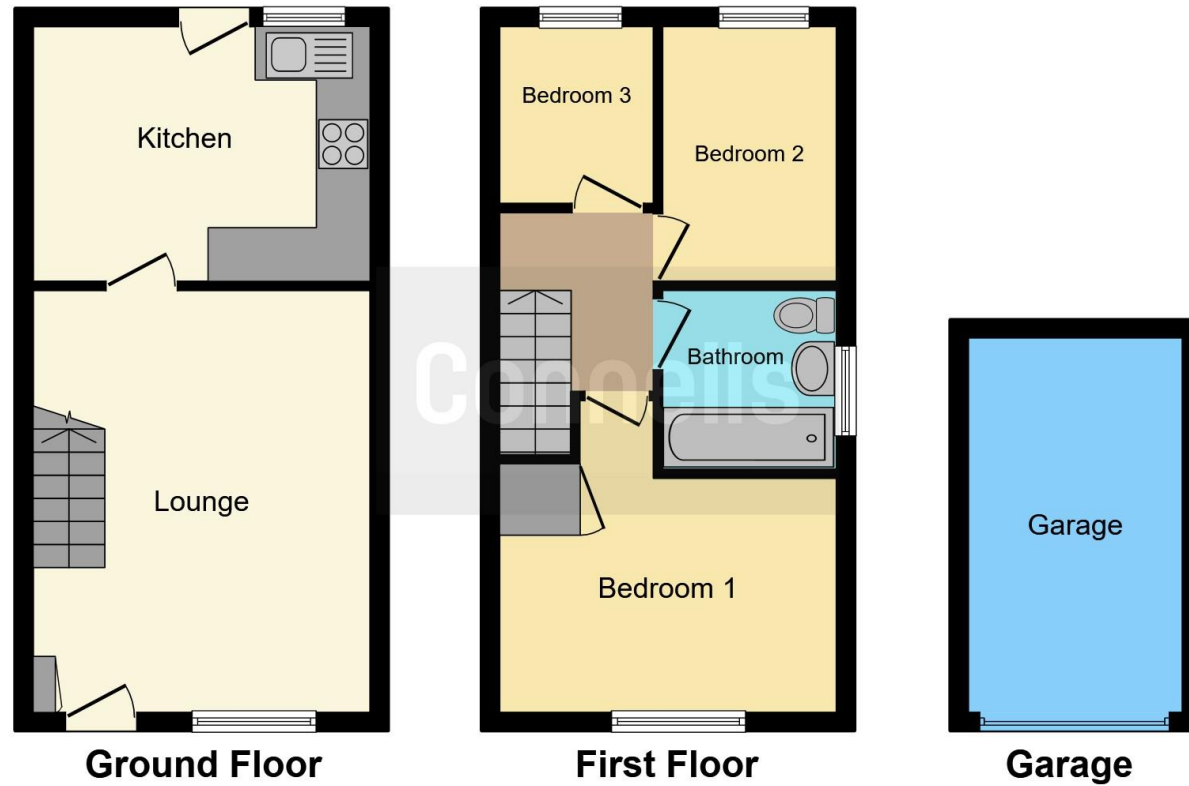
### Garage

Electric roller garage to front with off road parking in front.









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)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH331151](http://connells.co.uk/Property/WVH331151)**

Tenure: Freehold



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