



**Connells**

Eastney Crescent  
Pendeford Wolverhampton



# Eastney Crescent Pendeford Wolverhampton WV8 1YQ

for sale offers in the region of  
**£200,000**



## Property Description

Connells Wolverhampton welcome to the market this recently renovated three bedroom mid terraced family home situated in the Pendeford area and boasting no onward chain.

This property is an ideal choice for first-time buyers, investors or those looking to upsize.

Internally the property comprises of an entrance hallway, a lounge, ground floor WC and a modern kitchen. Heading upstairs you'll find three generously sized bedrooms and a bathroom to serve all residents and guests.

Outside to the front is a garden with off road parking, while the rear benefits from a rear garden.

Don't miss your chance to view this well presented three bedroom family home. Viewings are highly recommended so call the Connells Wolverhampton branch today to book your viewing.

## Location And 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 an Outstanding Ofsted report.

## Approach

Set back from the roadside behind a front garden with a paved path leading to the main accommodation

## Entrance Hallway

Storage cupboard, meter cupboard, stairs rising into the first floor, two ceiling light points, two radiators, stairs rising to the first floor and doors leading to the ground floor WC, lounge and kitchen.

## Ground Floor WC

Low flush WC, wall mounted wash hand basin, ceiling light point, radiator and double glazed window to the rear.

## Lounge

15' 7" x 10' 4" ( 4.75m x 3.15m )  
Double glazed window to the front, two ceiling light points and radiator.

## Kitchen

12' 6" x 10' 4" ( 3.81m x 3.15m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, gas hob, extractor hood above, plumbing point for washing machine, integrated washing machine, partly tiled walls, wall mounted boiler, double glazed window to the rear, two ceiling light points and radiator.

## First Floor Landing

Loft access, ceiling light point, cupboard housing a radiator and doors leading to the bedrooms and bathroom.

## Bedroom One

14' 1" x 9' 5" ( 4.29m x 2.87m )

Double glazed window to the front, radiator, ceiling light point and built in cupboard with clothes rail and shelf.

## Bedroom Two

10' 8" x 10' 5" ( 3.25m x 3.17m )

Double glazed window to the rear, radiator, ceiling light point and built-in cupboard with clothes rail and shelf.

## Bedroom Three

11' 5" max x 6' 9" max ( 3.48m max x 2.06m max )

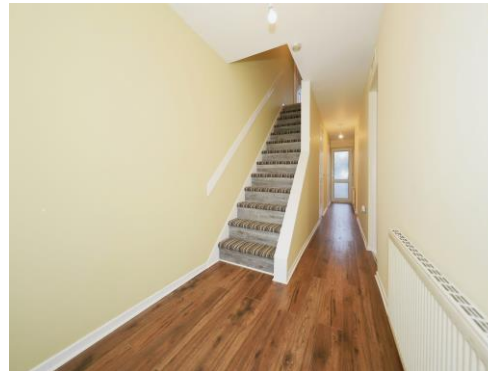
Double glazed window to the front, ceiling light point and radiator.

## Bathroom

Panelled bath with shower over, low flush WC, wash hand basin, partly tiled walls, ceiling light point, radiator and a double glazed window to the rear.

## Outside Rear

Paved patio with lawn, paved path to the side leading to a rear gate, outside tap and enclosed timber fencing.

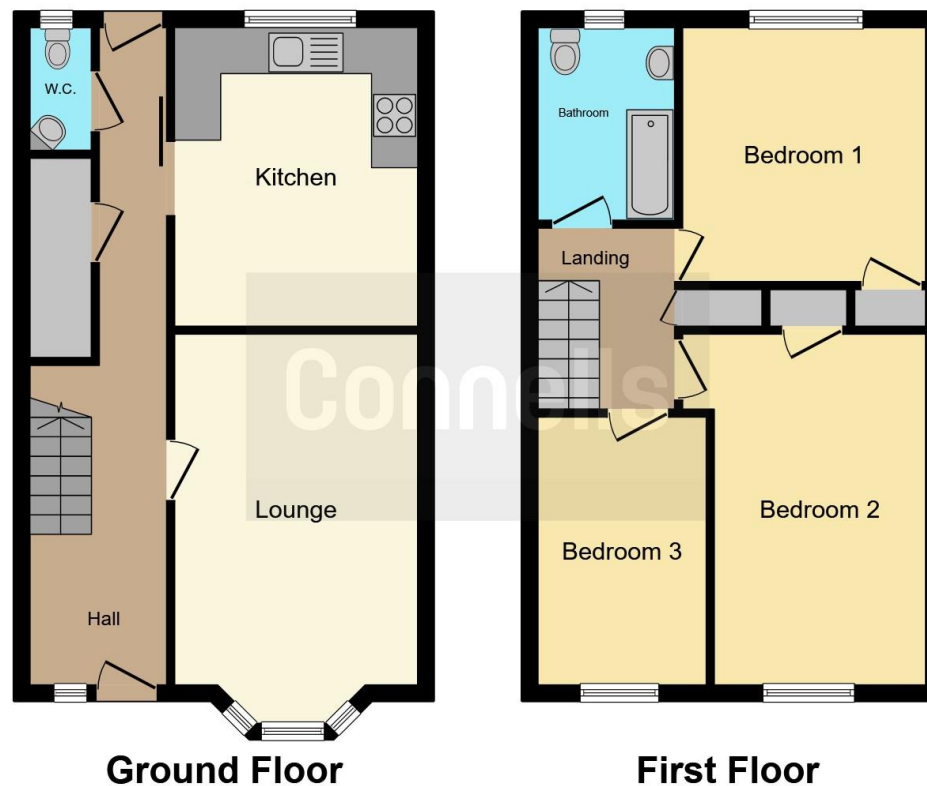












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

**view this property online** [connells.co.uk/Property/WVH331298](http://connells.co.uk/Property/WVH331298)

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: WVH331298 - 0004