



**Connells**

Alderford Close  
Pendeford Wolverhampton



# Alderford Close Pendeford Wolverhampton WV8 1YJ

for sale offers in the region of  
**£100,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this one bedroom ground floor flat with enclosed rear garden. Benefiting from NO ONWARD CHAIN this property must be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, kitchen, bedrooms and bathroom. Externally there is an enclosed rear garden and a small courtyard style garden to front.

## Entrance Hall

Door to porch, storage area, doors to various rooms.

## Lounge

13' 8" x 10' 6" ( 4.17m x 3.20m )

Double glazed door to rear, central heating radiator, door to entrance hall.

## Kitchen

12' 5" x 5' 10" ( 3.78m x 1.78m )

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

## 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 within the area.

## Entrance Porch

Door to front, door to entrance hall.



## Bedroom

13' x 9' 10" ( 3.96m x 3.00m )

Double glazed window to rear, central heating radiator, door to entrance hall.

## Bathroom

Panelled bath with electric shower, pedestal sink, low flush toilet, door to entrance hall.

## Outside Front

Small courtyard style frontage.

## Outside Rear

Enclosed rear garden, paved patio area, lawned area.



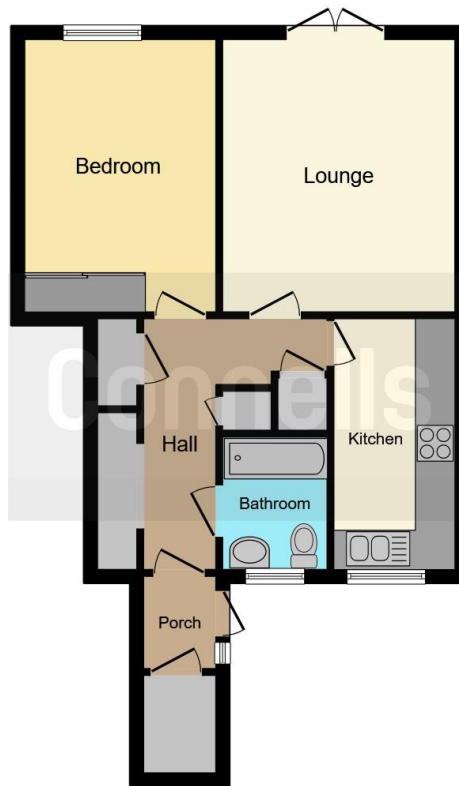












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH331369](http://connells.co.uk/Property/WVH331369)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 May 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: WVH331369 - 0002