



Connells

Barnhurst Lane
Pendeford Wolverhampton

Barnhurst Lane Pendeford Wolverhampton WV8 1XB

for sale offers in excess of
£195,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and deceptively spacious three bedrooms end terrace family property in popular residential location. Having a large side garden, this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, large 15ft lounge, modern fitted kitchen diner and downstairs wc. To the first floor there are three generous bedrooms and family bathroom. Externally there are front and rear gardens with off road parking and large side garden ideal for extending (subject to relevant permissions).

The Location & Area

Set to the north of Wolverhampton City Centre in the Pendeford area ideally placed for access to i54 commercial development along with M54 and adjoining M6 motorways. This property is also conveniently located for local schools, shops and supermarkets.

Entrance Hall

Double glazed door to front, double glazed door to rear, doors to various rooms.

Lounge

15' 11" x 10' 4" (4.85m x 3.15m)
Double glazed window to front, central heating radiator, door to entrance hall.

Modern Fitted Kitchen

12' 5" x 10' 4" (3.78m x 3.15m)
Double glazed window to rear, a range of stylish wall and base units, inset oven, hob, extractor, stainless steel drainer sink, space for various appliances, space for dining table and chairs, central heating radiator, door to entrance hall.

Downstairs W.C.

Double glazed window to rear, wash hand basin, low flush toilet, door to entrance hall.

First Floor Landing

Double glazed window to side, doors to various rooms

Bedroom One

14' 5" x 9' 8" (4.39m x 2.95m)
Double glazed window to front, fitted wardrobe, central heating radiator, door to first floor landing.

Bedroom Two

10' 9" x 10' 7" (3.28m x 3.23m)

Double glazed window to rear, fitted wardrobe, central heating radiator, door to first floor landing.

Bedroom Three

11' 6" x 6' 9" (3.51m x 2.06m)

Double glazed window to front, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, P shaped panelled bath with mixer shower, pedestal sink, low flush toilet, central heating radiator, door to first floor landing.

Outside Front

Lawned area, path to front door.

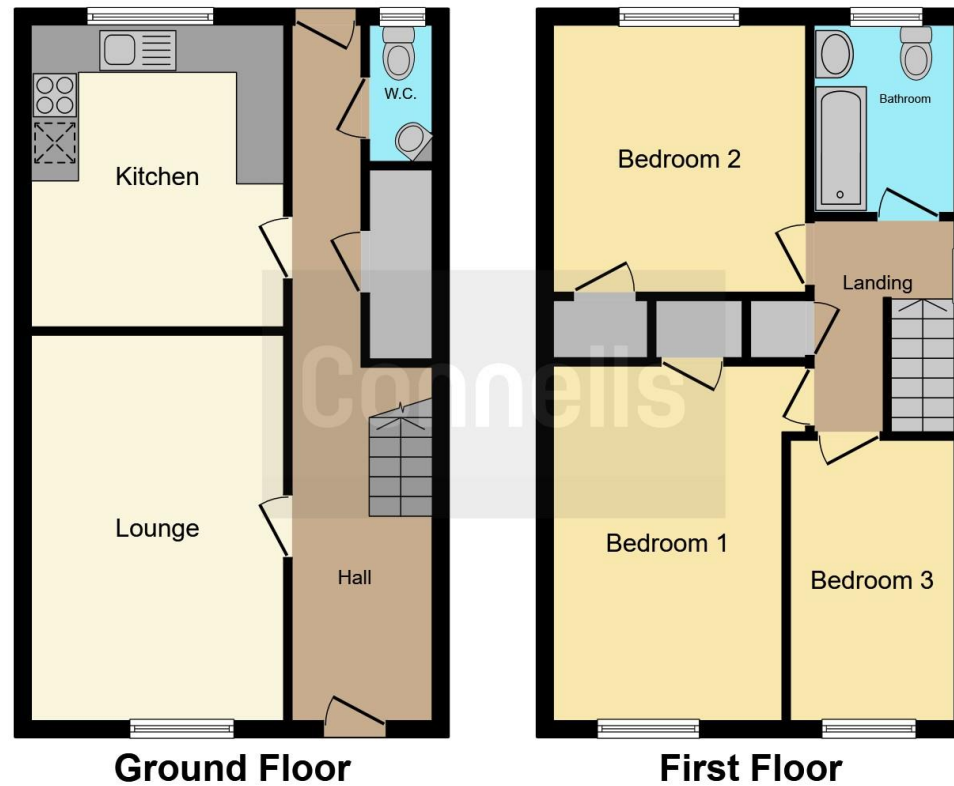
Outside Side & Rear

Large side garden plot (ideal for extension or garage subject to relevant permissions), paved patio area, panelled fences, gated access to parking.









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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WVH331579

Tenure: Freehold



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