



Connells

Leybourne Crescent
Pendeford Wolverhampton

Leybourne Crescent Pendeford Wolverhampton WV9 5QG

for sale
£185,000



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 door to front with off road parking in front.







To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331763



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331763 - 0002