



Connells

Ryhope Walk
Pendeford Wolverhampton

Ryhope Walk Pendeford Wolverhampton WV9 5NB

for sale offers in the region of
£120,000



Property Description

Connells Wolverhampton area delighted to bring to the market this rare two bedrooms ground floor maisonette with garden and garage to rear, the property boasts no onward chain and an extended lease. Internally the property has a fantastic layout and is deceptively spacious and must be viewed to appreciate.

Internally the property comprises of a spacious lounge, modern fitted kitchen, two double bedrooms, modern and stylish bathroom. Externally there is a front garden and a generously sized wrap around rear garden with double gates access to off road parking.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated within the area of Pendeford which offers fantastic commuting access to the M54 and M6 motorways. The i54 commercial development is also relatively close by and shopping can be found nearby along with popular schooling.

Approach

Front garden with access to the main accommodation and side gate.

Entrance Hall

Double glazed door to front, door to lounge.

Lounge

18' 5" x 10' 7" (5.61m x 3.23m)

Double glazed window to front, electric fire place with flame effect, radiator, two ceiling light points, doors to hall and kitchen and inner hallway.

Kitchen

9' 9" x 7' 7" (2.97m x 2.31m)

Double glazed window to rear, matching wall and base units with composite one and half sink drainer with mixer tap, gas cooker, extractor, plumbing for washer, partly tiled walls, wall mounted boiler, doors to rear garden and lounge.

Inner Hallway

Doors to various rooms, storage cupboard,



Bedroom One

12' 4" x 9' 6" (3.76m x 2.90m)

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Two

12' 1" max x 9' max (3.68m max x 2.74m max)

Double glazed window to front, radiator.

Bathroom

Panelled bath with shower over, vanity wash hand basin with wc, separate shower cubicle, heated towel rail, partly tiled walls, shaver socket, extractor fan, double glazed window to rear.

Outside Rear

Paved patio area with central path and lawn, outside tap, mature trees, timber shed, timbre fencing, double gates for access to parking.

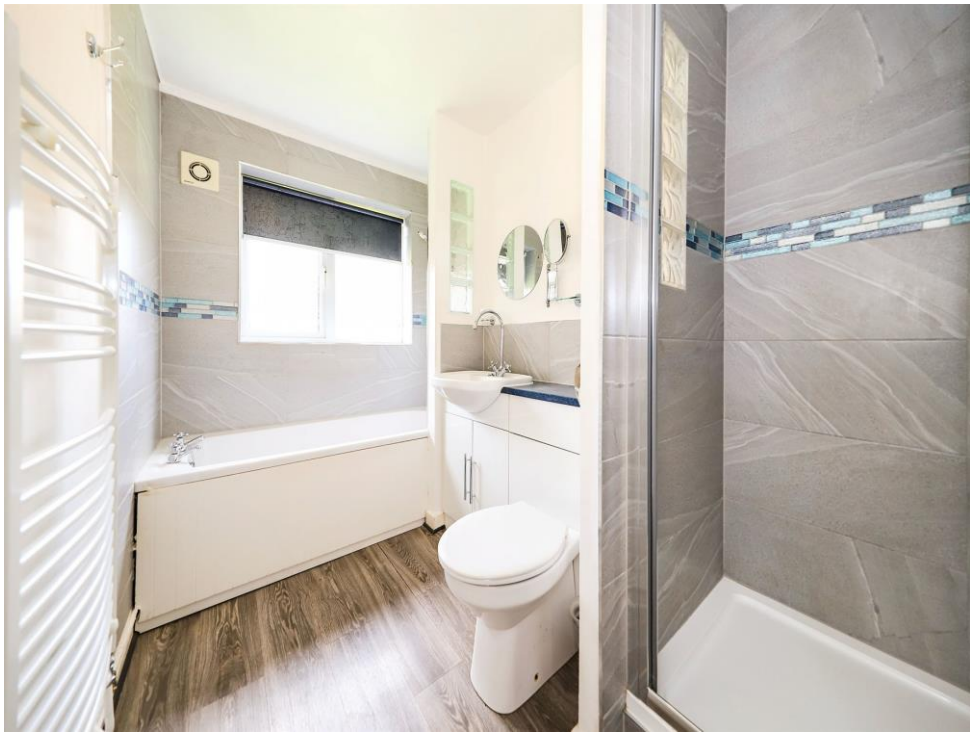
Garage

Up and over garage door.

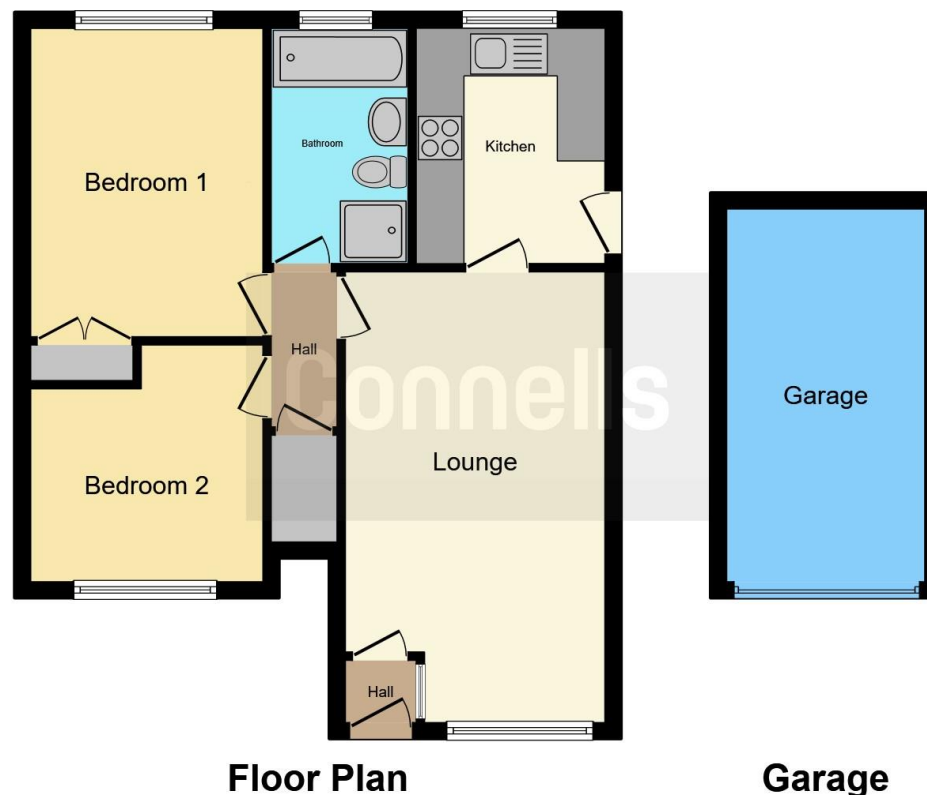
Agents Note

Garage is currently rented and achieves £55 per calendar month.









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

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH332287

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Nov 2022. 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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