



**Connells**

Eastney Crescent  
Pendeford Wolverhampton



# Eastney Crescent Pendeford Wolverhampton WV8 1YQ

for sale offers in the region of  
**£220,000**



## Property Description

The award-winning Connells Wolverhampton branch is delighted to bring to the market this four bedroom semi detached family home situated in the popular area of Pendeford and boasts no onward chain.

Internally the property comprises of a porch leading to a entrance hallway and a convenient ground floor WC. The ground floor also comprises of a spacious lounge with media wall , well appointed kitchen/diner, an adjoining utility room and a useful versatile room which is currently being used as an office space. Venturing upstairs you'll find four generously sized bedrooms and a bathroom.

Outside to the front is off-road parking and a front garden, while the rear of the property benefits from having an enclosed rear garden.

Viewings are highly recommended to 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 and Outstanding Ofsted report.

## Entrance Hall

Door to front, stairs access.

## Downstairs Wc

Low flush toilet, wash hand basin, extractor fan.

## Lounge

16' 4" max x 11' 8" max ( 4.98m max x 3.56m max )

Two double glazed window to front, radiator, electric fire place with media wall, remote control spotlights.

## Kitchen

19' 8" x 9' 5" ( 5.99m x 2.87m )

Two double glazed window to rear, matching wall and base Sunnis, one and a half stainless steel sink drainer, five ring gas hob, extractor fan, integrated oven and grill, plumbing for dishwasher, door to lobby and office.

## Utility

7' 7" x 5' 7" ( 2.31m x 1.70m )

Double glazed window to side, power supply, plumbing for washing machine.

## Office

9' 5" x 6' 5" ( 2.87m x 1.96m )

Double glazed window to rear, radiator.



## First Floor Landing

Radiator, loft access, doors to various rooms.

## Bedroom One

16' 6" x 8' 6" ( 5.03m x 2.59m )

Double glazed window to front, radiator.

## Bedroom Two

11' 7" x 9' 6" ( 3.53m x 2.90m )

Double glazed window to rear, radiator.

## Bedroom Three

12' 8" x 7' 8" ( 3.86m x 2.34m )

Double glazed window to rear, radiator.

## Bedroom Four

9' 5" x 6' 5" ( 2.87m x 1.96m )

Double glazed window to rear, radiator.

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, radiator, cupboard housing the boiler, double glazed window to front.

## Outside Front

Off road parking to front and lawned area

## Outside Rear

lawned and gravelled area, double gate, side gate, picket fencing and outside tap.



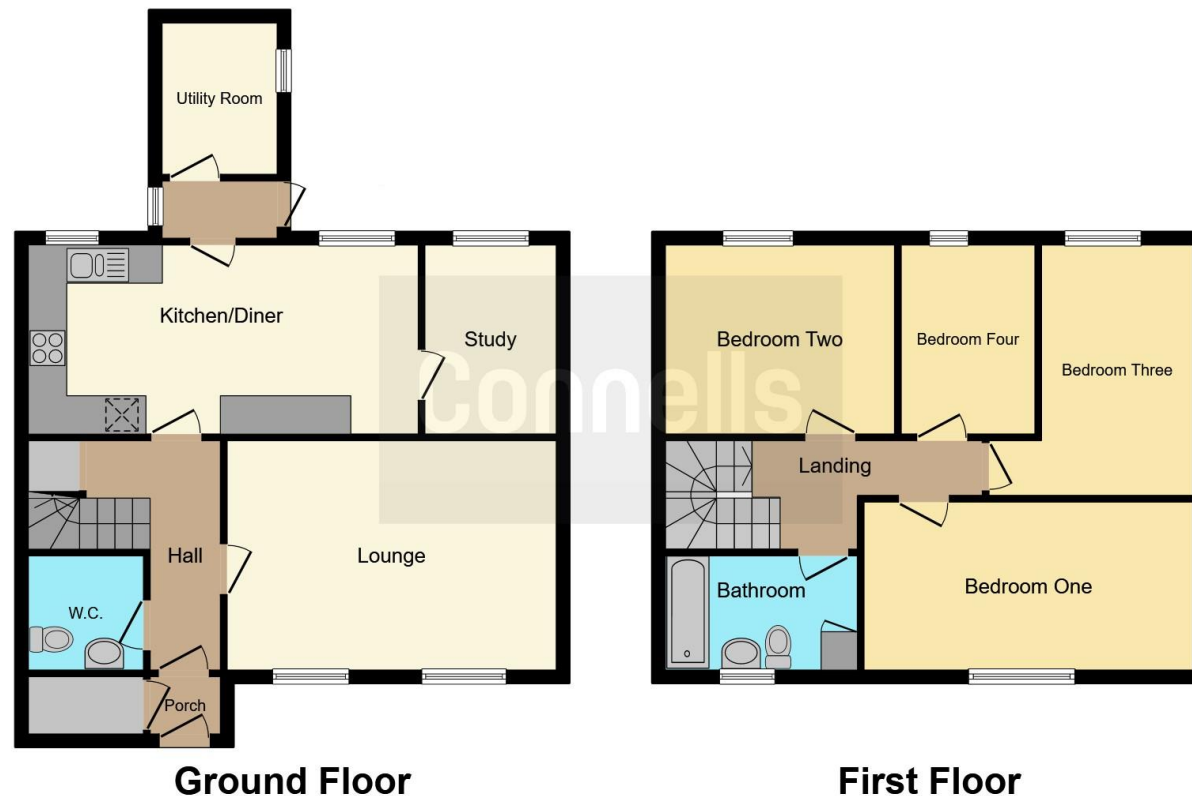












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332465](http://connells.co.uk/Property/WVH332465)**



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