



Connells

Clematis Drive
Pendeford Wolverhampton

Clematis Drive Pendeford Wolverhampton WV9 5SD

for sale offers in excess of
£260,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom semi-detached property in a popular cul-de-sac location. Benefiting from an abundance of internal space this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, downstairs wc, lounge, modern entertainment style kitchen diner, three spacious bedrooms, family bathroom, garage, driveway, front and rear gardens.

Location And Area

Situated in a popular cul-de-sac location within Pendeford offering fantastic commuting access to the new i54 commercial development which is also conveniently located for the M54 and adjoining M6 motorways.

Entrance Hallway

Double glazed door to front, doors to various rooms, stairs access.

Downstairs Wc

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

Lounge

14' 6" x 11' 8" (4.42m x 3.56m)

Double glazed window to front, door to kitchen, door to entrance hall, feature media wall, radiator.

Entertainment Kitchen Diner

9' 7" x 14' 9" (2.92m x 4.50m)

Double glazed window to rear, double glazed door to rear, stylish wall and base units with inset oven, hob and extractor, space for various appliances, space for a dining table, feature tiled flooring, radiator, storage cupboard, door to lounge.

First Floor Landing

Doors to various rooms.

Bedroom One

9' 4" x 11' 7" (2.84m x 3.53m)

Two double glazed windows to front, fitted wardrobes, radiator, door to landing.

Bedroom Two

7' 9" x 8' 3" (2.36m x 2.51m)

Double glazed window to rear, radiator, door to landing.

Bedroom Three

8' 5" x 4' 7" plus wardrobe recess (2.57m x 1.40m plus wardrobe recess)

Double glazed window to rear, radiator, door to landing.

Family Bathroom

Double glazed window to side, electric shower over a panelled bath, vanity sink, low flush toilet, door to landing.

Outside Front

Large gravelled area with paved pathway as well as tarmac driveway to side leading to the garage.

Garage

Up and over door to front

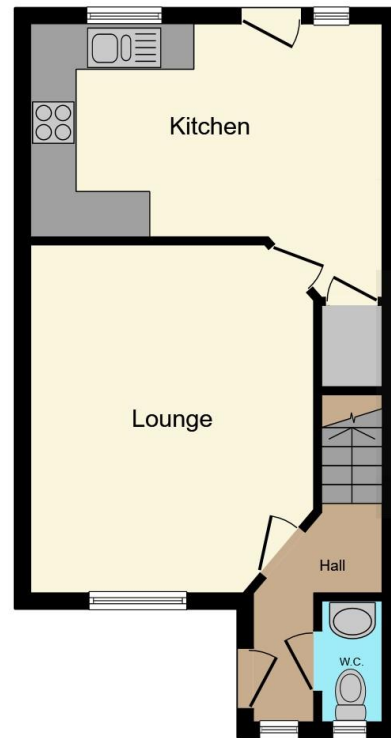
Outside Rear

Artificial lawned area, patio area, range of fencing and brick walling, door to garage.





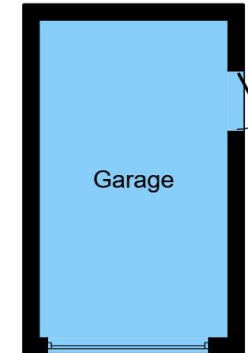




Ground Floor



First Floor



Garage

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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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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