



Connells

Howland Close
Pendeford Wolverhampton

Howland Close Pendeford Wolverhampton WV9 5PY

for sale offers over
£200,000



Property Description

An ideal first time purchase in Pendeford with no upward chain.

Access is via a secure storm porch with door leading into an entrance hallway. Ground floor offers spacious lounge, a kitchen diner, and conservatory to the rear leading to the enclosed garden. Upstairs offers a modern bathroom, three bedrooms and loft access.

Externally there is a driveway, lawn area and side access to the enclosed rear garden. The property offers further extension potential STPP in the future. Viewing is advised!

Location And Area

Set to the north of Wolverhampton City Centre in the Pendeford area with easy access to M54, adjoining M6 motorways and i54 commercial development. Numerous local schools and a local supermarket for convenience

Entrance Porch

Laminate flooring, stairs to first floor landing, door to lounge.

Lounge

15' x 11' (4.57m x 3.35m)

Double glazed window, feature fire place, electric fire, radiator, laminate flooring, wall lights, understairs storage, door to kitchen diner.

Kitchen Diner

14' 5" x 8' 6" (4.39m x 2.59m)

Double glazed window to rear, fully fitted kitchen with a range of wall and base units, sink drainer with work surfaces, gas cooker point with a free standing gas cooker, plumbing for washing machine, radiator, complimentary tiling, tiled flooring.

Entrance Hall

Double glazed door to front, double glazed windows, double glazed door to entrance hallway.

Conservatory

Double glazed door and windows, door to garden.



First Floor Landing

Double glazed window, doors to various rooms, loft access, storage cupboard.

Bedroom One

8' 1" x 11' (2.46m x 3.35m)

Double glazed window, fitted wardrobes, radiator.

Bedroom Two

8' 1" x 9' 11" (2.46m x 3.02m)

Double glazed window, radiator.

Bedroom Three

10' x 6' (3.05m x 1.83m)

Double glazed window, radiator.

Bathroom

Double glazed window, bath with mixer taps, shower over, low level wc, wash hand basin, complimentary tiling, radiator.

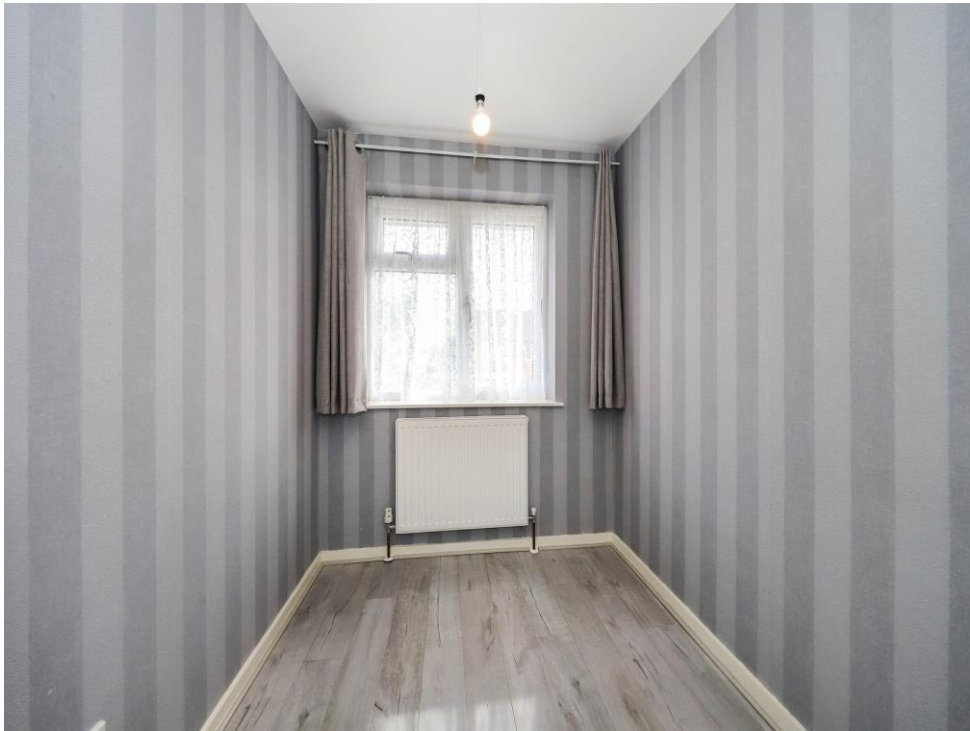
Outside Front

Lawned area, driveway, gated side access to enclosed rear garden.

Outside Rear

Lawned area with borders and shrubs, patio area, two sheds and outdoor 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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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