



Connells

Kerridge Close
Pendeford Wolverhampton

Kerridge Close Pendeford Wolverhampton WV9 5LU

for sale offers in the region of
£375,000



Property Description

The Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious four bedroom detached family home situated in a popular cul-de-sac in the Pendeford area and local to the M54/M6 motorways. Viewings are highly recommended to call the Connells today to book your viewing.

Internally the property comprises entrance hall leading to a spacious lounge and sitting room. To the rear of the property is a well appointed kitchen, utility, ground floor wet room and converted garage to be used as a versatile space to including sitting room and office. Venturing upstairs you find four generous size bedrooms and a family bathroom. Outside to the front is off road parking and lawn, whilst the rear benefits from a beautifully presented rear garden.

The Location & 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

Approach

Set in a cul-de-sac location with front garden and off road parking.

Entrance Hall

Door to front, stairs rising to first floor, central heating radiator, ceiling light point, doors to lounge and converted garage for the dining room.

Lounge

14' 1" max x 12' 7" max (4.29m max x 3.84m max)

Double glazed window to front, electric fireplace, two central heating radiators, two ceiling roses with light points, door to entrance hall and sitting room.

Sitting Room

10' 8" x 8' 11" (3.25m x 2.72m)

Double glazed window to rear, central heating radiator, ceiling rose with light point, archway to kitchen.

Kitchen

10' 8" x 7' 6" (3.25m x 2.29m)

Matching wall and base units with composite sink and drainer with mixer tap, part tiled walls, integrated double oven and grill, four ring gas hob with extractor hood, pantry cupboard, double glazed window to rear, archway to sitting room, door to utility.



Utility

7' 5" x 6' 2" (2.26m x 1.88m)

Plumbing point for washing machine and dishwasher, space for dryer, double glazed window to rear, wall mounted boiler, central heating radiator, doors to rear garden, kitchen, ground floor wet room and dining room.

Ground Floor Wet Room

Shower, low flush wc, wall mounted wash hand basin, heated towel, tiled walls, ceiling light point, extractor fan, double glazed window to side.

Dining Room

13' 8" x 7' 4" (4.17m x 2.24m)

Double glazed window to front, central heating radiator, ceiling rose with light point.

First Floor Landing

Cupboard housing water tank, loft access, central heating radiator, ceiling light point, doors to various rooms.

Bedroom One

16' into wardrobe x 9' 5" max (4.88m into wardrobe x 2.87m max)

Two double glazed windows to front, central heating radiator, fitted wardrobes, ceiling fan with light.

Bedroom Two

13' 4" into wardrobe x 7' 5" (4.06m into wardrobe x 2.26m)

Double glazed window to front, central heating radiator, built-in wardrobe, ceiling fan with light.

Bedroom Three

9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed window to rear, central heating radiator, ceiling fan with light.

Bedroom Four

8' 9" x 6' 7" (2.67m x 2.01m)

Double glazed window to rear, central heating radiator, ceiling light point.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, tiled walls, heated towel rail, ceiling light point, double glazed window to side.

Outside Rear

Paved patio area with flower borders, outside tap, metal shed, side gate.









Ground Floor



First Floor

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: D Council Tax
 Band: D

Tenure: Freehold

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