



**Connells**

Eastney Crescent  
Pendeford Wolverhampton



# Eastney Crescent Pendeford Wolverhampton WV8 1YQ

for sale offers over  
**£200,000**



## Property Description

Connells Wolverhampton are pleased to bring to market this beautifully presented three bedroom terraced home in the popular area of Pendeford.

Thoughtfully improved throughout to a high standard this ideal starter home comprises of a comfortable lounge, stunning fitted kitchen with integrated appliances, stylish ground floor wc and utility space, conservatory, three good sized bedrooms and a family shower room.

Externally there is an attractive front garden and low maintenance rear garden with gated off road parking and an EV charging point.

Viewing is highly recommended to appreciated the accommodation on offer.

## 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.

## Entrance Hall

Double glazed door to front, radiator, stairs to first floor landing.

## Lounge

15' 8" x 10' 5" into recess ( 4.78m x 3.17m into recess )

Double glazed window to front, radiator, electric fire place.

## Kitchen

16' 8" max x 12' 1" max ( 5.08m max x 3.68m max )

Range of wall and base units with worksurface above, stainless steel sink drainer, double integrated electric oven, separate gas hob, radiator, store cupboard/pantry, access to wc/ utility, access to conservatory.

## Conservatory

11' 3" x 11' ( 3.43m x 3.35m )

Double glazed windows, double glazed skylight, double glazed door to rear with access to garden, radiator.

## Wc/Utility

Double glazed window to rear, wc, wash hand basin, radiator, wall units, worksurfaces, plumbing for appliance.



## First Floor Landing

Loft access, storage cupboard.

## Bedroom One

14' 5" x 9' 7" plus recess ( 4.39m x 2.92m plus recess )

Double glazed window to front, radiator.

## Bedroom Two

10' 9" plus wardrobe x 10' 7" ( 3.28m plus wardrobe x 3.23m )

Double glazed window to rear, radiator, fitted wardrobe.

## Bedroom Three

11' 6" into recess x 6' 9" ( 3.51m into recess x 2.06m )

Double glazed window to front, radiator.

## Shower Room

Double glazed window to rear, wc, wash hand basin, extractor fan, shower cubicle, heated towel rail and tiled walls.

## Outside Front

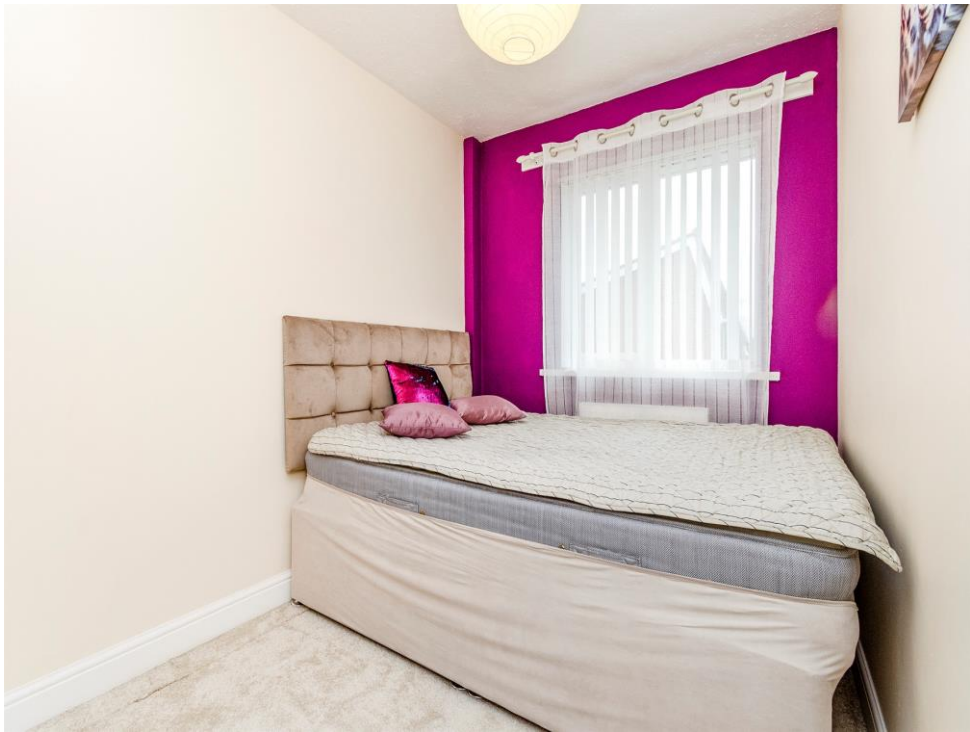
Block paved pathway, lawn, borders and shrubs.

## Outside Rear

Artificial lawn ,shrubs, storage shed, outdoor tap, double electric point, gated rear access to driveway, fitted EV charger.















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)

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81-83 Darlington Street  
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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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