



## 43 GRENDON GARDENS WOLVERHAMPTON, WV3 7NQ

OFFERS IN THE REGION OF £285,000  
**FREEHOLD**

EXTENDED three bedroom detached home situated in a popular cul-se-sac well located for a number of amenities including schools, shops and public transport with the further amenities of Wolverhampton City Centre only a short drive away. The property is maintained to a high standard by the current owner and offers well proportioned accommodation throughout comprising entrance hall, extended living room with dining area beyond, extended kitchen, utility, ground floor w.c, three double bedrooms, shower room, garage and a pleasant enclosed garden to the rear. Driveway to front provides off road parking.





## 43 GRENDON GARDENS

- EXTENDED THREE BEDROOM DETACHED HOME • EXTREMELY POPULAR LOCATION • WELL PRESENTED THROUGHOUT • CUL-DE-SAC • THREE DOUBLE BEDROOMS • LIVING & DINING AREAS • GARAGE • LOW MAINTENANCE GARDEN



### APPROACH

The property is approached via a pathway with an adjacent tarmac driveway providing off road parking. A side gate provides access to the rear.

### ENTRANCE HALL

Staircase to the first floor landing, radiator, storage cupboard and door to the living room.

### EXTENDED LIVING ROOM WITH DINING AREA

24'5" max x 10'11" max

Two radiators, feature fireplace with flame effect gas fire, door to the kitchen and double glazed double doors opening out to the rear garden.

### EXTENDED KITCHEN

17'3" x 8'0"

Double glazed window to the rear, radiator, part tiled walls, utility cupboard with space for a fridge freezer and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1½ sink and drainer unit with mixer tap. There is a built in electric oven, 4 ring electric hob and plumbing for a dishwasher and washing machine. Door to the utility room and a part glazed door to the side.

### UTILITY ROOM

8'0" x 4'5"

Fitted counter top work surfaces with space beneath for various household appliances, doors to ground floor w.c and garage.

### GROUND FLOOR W.C

Part tiled walls, low level w.c and wash hand basin with vanity unit beneath.

### FIRST FLOOR LANDING

Double glazed obscure window to the side, built in airing cupboard housing combination boiler and doors to:

### BEDROOM ONE

12'2" x 11'0"

Double glazed window to the rear, radiator and a range of fitted bedroom furniture including wardrobes and overhead storage units.

### BEDROOM TWO

12'7" x 8'0"

Double glazed window to the front, radiator and fitted double wardrobes. There are doors opening to steps leading to a useful loft space having power points and lighting which has been thoughtfully improved by the current owner.

## **BEDROOM THREE**

9'3" x 7'8"

Double glazed window to the front, radiator and fitted bedroom furniture.

## **SHOWER ROOM**

Double glazed window to the rear, radiator, part tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin and corner shower enclosure.

## **GARAGE**

10'11" x 8'0"

Doors to the front, power points and lighting.

## **REAR GARDEN**

To the rear of the property is a pleasant low maintenance garden. A side passage way provides access to the front.

## **COUNCIL TAX**

Wolverhampton City Council - Tax Band D

## **SERVICES**

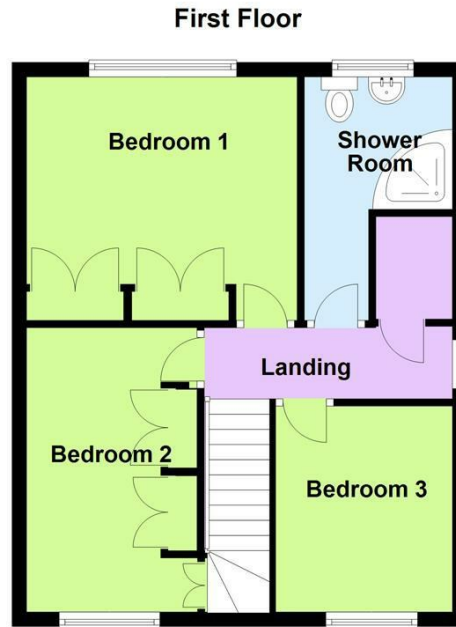
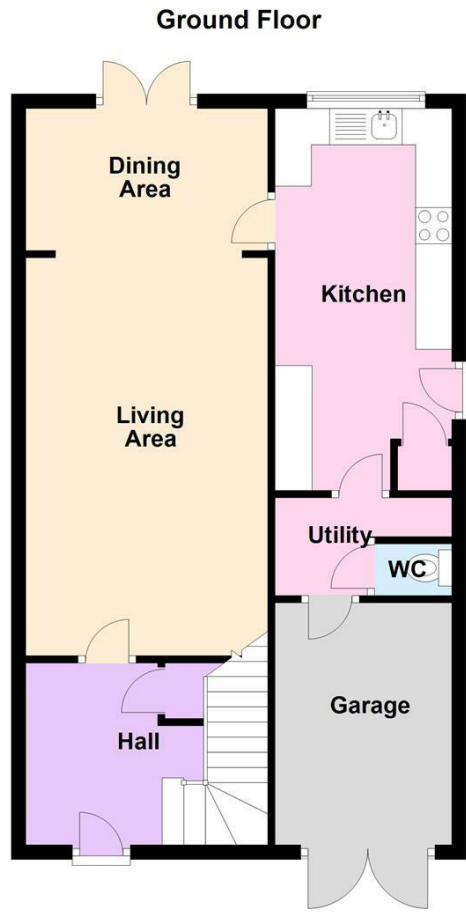
The agent understands that mains gas, electricity, water and drainage are available.

## **TENURE**

The property is freehold.

## **43 GRENDON GARDENS**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements