



2 GANTON WALK, PENDEFORD
WOLVERHAMPTON, WV8 1YL

OFFERS IN THE REGION OF £200,000
FREEHOLD

Beautifully presented and extremely well proportioned end of terrace home with conservatory and gated parking to the rear. The property has three generous bedrooms, an attractive living room, dining kitchen, guest cloakroom and a pleasant low maintenance garden with tarmac driveway and double gates providing off road parking.



2 GANTON WALK

- 360 TOUR • BEAUTIFULLY PRESENTED • PARKING TO THE REAR • DINING KITCHEN • GUEST CLOAKROOM • THREE GENEROUS BEDROOMS • WELL KEPT GARDENS



APPROACH

The property is approached via a pathway alongside a well kept lawned foregarden.

HALLWAY

Radiator, staircase to the 1st floor landing, spacious under stairs cupboard and doors to:

LIVING ROOM

Double-glazed window to the front, radiator.

DINING KITCHEN

Double-glazed window to the rear, radiator, and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

GUEST CLOAKROOM

Double-glazed obscure window to the rear, radiator, low-level w.c and corner wash hand basin.

CONSERVATORY

Double-glazed to the side and rear, radiator and doorway to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE

Double-glazed window to the front, radiator.

BEDROOM TWO

Double-glazed window to the rear, radiator.

BEDROOM THREE

Double-glazed window to the front, radiator.

BATHROOM

Double-glazed obscure window to the rear, radiator, tiled walls and suite comprising low-level w.c, panelled bath and wash hand basin.

REAR GARDEN AND PARKING

To the rear of the property is a well kept low maintenance garden with patio and lawn areas. There is a tarmac driveway and double gates providing off road parking

SERVICES

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

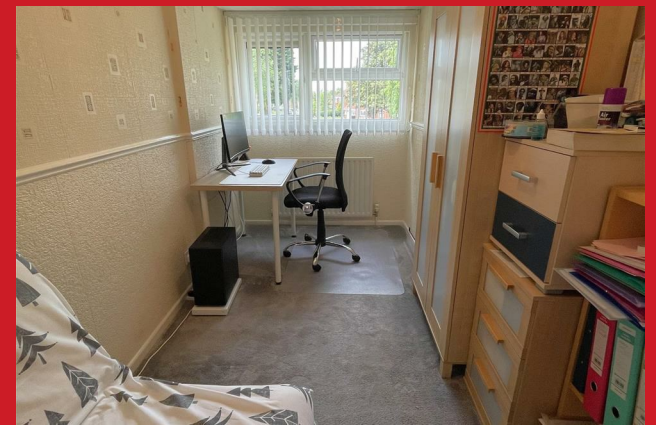
TENURE

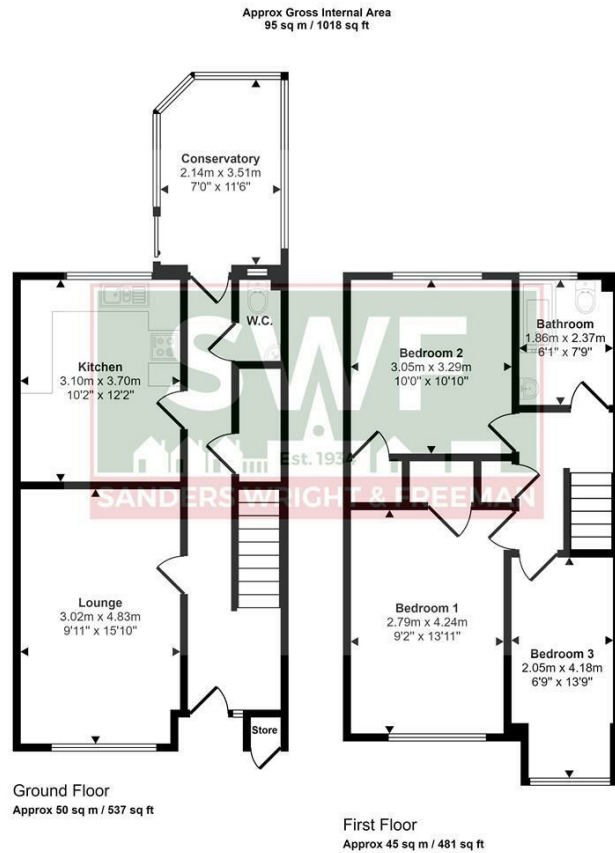
The property is freehold

COUNCIL TAX

Wolverhampton City Council - Tax Band A

2 GANTON WALK





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	68		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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