



## 20 PENDERELL CLOSE WOLVERHAMPTON, WV10 7BQ

OFFERS IN THE REGION OF £195,000  
**FREEHOLD**

Well presented two bedroom semi-detached home situated in a popular cul-de-sac location close to a range of amenities including schools, shops and convenient for access to the M54 motorway network with commuter links to Wolverhampton, Cannock and Stafford. Ideal for first time buyers, the property comprises entrance hall, living room, dining kitchen, two bedrooms and re-fitted bathroom. There is a driveway providing off road parking and a pleasant enclosed garden to the rear.





## 20 PENDERELL CLOSE

- Extremely Popular Location • Commuter Links To Wolverhampton, Cannock & Stafford • Ideal For First Time Buyers • Well Presented Accommodation Throughout • Off Road Parking • Enclosed Garden To Rear • Two Bedrooms • Re-Fitted Bathroom



### APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

### ENTRANCE HALL

Double glazed window to the side, radiator, staircase to the first floor landing and door to the living room.

### LIVING ROOM

13'3" x 10'8"

Double glazed window to the front, feature fireplace, radiator and door to the dining kitchen

### DINING KITCHEN

13'10" x 7'5"

Two double-glazed windows 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 with mixer tap. There is a built in oven and hob, plumbing for a washing machine, doorway to a useful under stairs store and a door to the garden.

### FIRST FLOOR LANDING

Double-glazed obscure window to the side, loft access hatch and doors to:

### BEDROOM ONE

11'10" x 10'8"

Double-glazed window to the front, radiator and built in wardrobe with sliding mirror doors.

### BEDROOM TWO

8'11" x 7'7"

Double glazed window to the rear and radiator.

### RE-FITTED BATHROOM

Double glazed obscure window to the rear, towel rail, part tiled walls and contemporary suite comprising close coupled w.c, wash hand basin with vanity unit beneath and paneled bath with shower above.

### REAR GARDEN

To the rear of the property is a pleasant enclosed garden with paved patio and lawn. A gated side passage provides access to the driveway.

### PARKING

Driveway providing off road parking.

### COUNCIL TAX

South Staffordshire Council - Tax Band B

### SERVICES

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

### TENURE Freehold

The property is freehold.

### BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

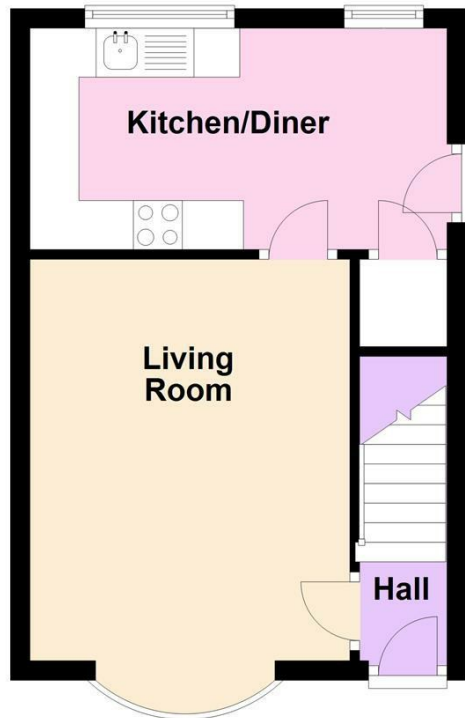
Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

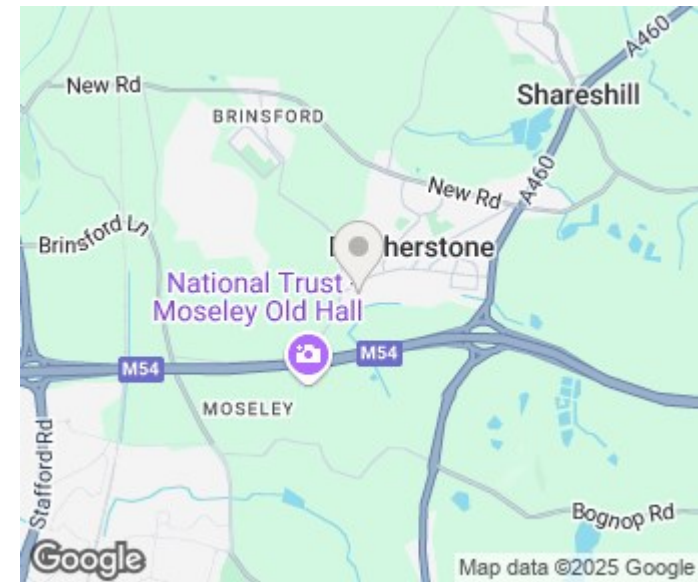
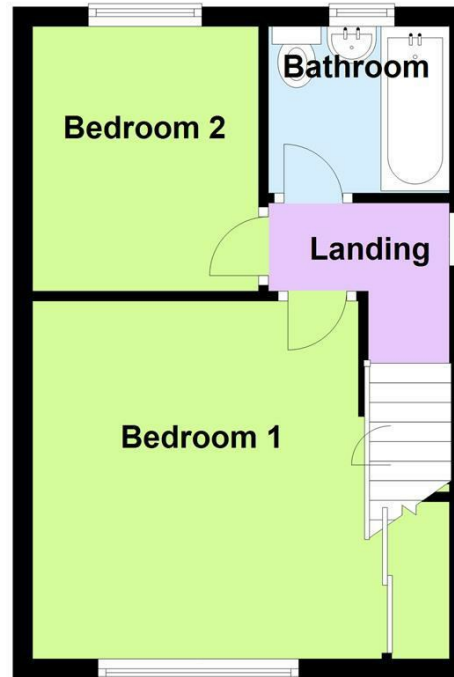
## 20 PENDERELL CLOSE



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	53	
(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