



## 14 PENDERELL CLOSE WOLVERHAMPTON, WV10 7BQ

OFFERS IN THE REGION OF £215,000  
**FREEHOLD**

Extremely well presented two bedroom semi-detached home situated in a popular location on the fringes of Featherstone close to a range of amenities including schools, shops and access public transport with excellent commuter links to Wolverhampton, Cannock & Stafford and the M54 Motorway Network. Positioned in a desirable corner plot the property offers spacious accommodation throughout, ideal for first time buyers, and features entrance hall, living room, dining kitchen, two bedrooms, bathroom, large garden and a side driveway providing off road parking.





## 14 PENDERELL CLOSE

- Well Presented Two Bedroom Semi-Detached Home
- DRIVEWAY To The Side Providing Off Road Parking
- Ideal For First Time Buyers
- Popular Location With Excellent Links To M54 Motorway Network
- Close To A Range Of Amenities
- Corner Plot With Large Garden
- Dining Kitchen
- Cul-De-Sac Location



### APPROACH

The property is approached via a paved footpath with an adjacent lawned foregarden. A driveway to the side provides off road parking.

### ENTRANCE HALL

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

### LIVING ROOM

Double glazed bow window to the front, radiator and door to the dining kitchen.

### DINING KITCHEN

Two double glazed windows to the rear, radiator, useful under stairs cupboard, part tiled walls and a range of fitted wall, drawer and base units with work surfaces over incorporating a 1½ stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above, integrated appliances including a fridge, freezer and plumbing for a washing machine. A part glazed door provides access to the garden.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the rear and radiator.

### BATHROOM

Double glazed obscure window to the side, towel rail, tiled floor, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

### REAR GARDEN

To the rear of the property is a large enclosed garden with a paved patio area and lawn beyond. Steps lead down to a useful storage area with a gate providing easy access to the side driveway. A further side gate provides access to the front.

### PARKING

Driveway to side.

### COUNCIL TAX

South Staffordshire Council - Tax Band B

### TENURE Freehold

The property is freehold.

## SERVICES

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

## 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

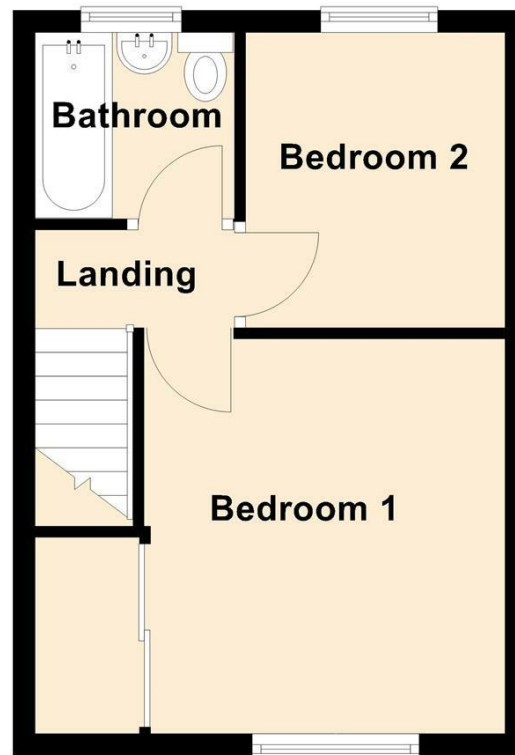
## 14 PENDERELL CLOSE



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(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